

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

DM REDEVELOPMENT, LTD.

Petitioner,

FHFC Case No.: 2023-009BP

vs.

RFA No.: 2022-205

Application No.: 2023-129BSN

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

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

FLORIDA HOUSING
FINANCE CORPORATION

Petitioner, DM Redevelopment, Ltd. (“DM Redevelopment”), files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to section 120.57(3), Florida Statutes, and rules 67-60.009 and 28-110.004, Florida Administrative Code. This petition challenges the eligibility determinations, evaluations and proposed allocations set forth in the Notice of Intended Decision posted on January 27, 2023 by Respondent, Florida Housing Finance Corporation (“Florida Housing”), in response to Request for Applications 2022-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits (the “RFA”). In support, DM Redevelopment states:

I. Parties

1. DM Redevelopment is a legally formed entity qualified to do business in Florida. For purposes of this proceeding, its address, telephone number, and email address are those of its undersigned counsel.

2. DM Redevelopment filed an Application in response to the RFA, seeking the award of a State Apartment Incentive Loan (“SAIL”) as gap funding in conjunction with Tax-Exempt

Bonds and Non-Competitive Housing Credits. Petitioner proposes to build a 95-unit, garden apartment development in Palm Beach County.

3. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301. Florida Housing's file number for Petitioner's Application is 2023-129BSN.

II. Notice

4. DM Redevelopment received notice of Florida Housing's intended decision to award funding pursuant to the RFA on January 27, 2023, when Florida Housing's Board of Directors approved the recommendation of its Review Committee. A copy of the notice posted on the Florida Housing website concerning the Board action is attached as **Exhibit 1**. DM Redevelopment's Application was deemed eligible for SAIL funds but was not selected for a preliminary award of funding based on the sorting and selection criteria in the RFA. For the reasons set forth below, DM Redevelopment contends that its Application should have been selected for funding.

5. DM Redevelopment timely filed a Notice of Intent to Protest, with attachments, on February 1, 2023. A copy of the notice is attached as **Exhibit 2**.

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. In accordance with that authority, Florida Housing has adopted chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs. Chapter 67-48 also applies to this competitive solicitation for SAIL funding. In addition, chapter 67-53, governs compliance procedures. Applicants are required to adhere to

the provisions of the RFA and each of the administrative rule chapters referenced in this paragraph. See RFA, pg. 8 (§ Three F.3).

7. The RFA was issued on November 14, 2022, and modified on November 18, 2022, November 29, 2022, and December 20, 2022. It seeks Applications from developers proposing to build affordable, multifamily housing for Families and the Elderly utilizing SAIL financing as gap funding in conjunction with (i) Tax-Exempt Bond financing, (ii) Non-Competitive Housing Credits, and, if applicable, (iii) National Housing Trust Fund. RFA, pg. 2 (§ One). Florida Housing anticipated the offer of an estimated \$60,240,702 in SAIL funds through the RFA. *Id.*

8. The RFA sets forth the information required to be provided by an Applicant and sets out a general description of the types of projects that will be eligible for funding. The RFA further outlines a detailed process for selecting developments for an allocation of SAIL funding. See generally RFA, pgs. 9-92. First, Applicants are required to meet certain mandatory eligibility requirements. RFA, pgs. 92-94 (§ Five A.1). For example, Applicants must accurately complete a Principals of the Applicant and Developer(s) Disclosure Form (“Principals Disclosure Form”). RFA, pg. 15 (§ Four A.3.c.); pg. 93 (§ Five A.1.). In order to prove their readiness to proceed with the development, Applicants are also obligated to submit site control documentation. RFA, pgs. 50-51 (§ Four A.7.a.); pg. 93 (§ Five A.1.). Applicants must additionally earn a minimum number of “proximity points” based on the distance between the development and certain transit services or community services. RFA, pgs. 27-31 (§ Four A.5.c.).

9. Applicants also had the opportunity to earn a maximum of 21 points, as follows:

Point Items	Maximum Points
Submission of Principal Disclosure Form that is either (a) stamped “Approved” at least 14 Calendar Days prior to the Application Deadline; or (b) stamped “Received” by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped “Approved” prior to the Application Deadline	5

Bookmarking Attachments prior to submission	5
Compliance Period Points (Self-Sourced Applicants only)	4
Higher Self-Sourced Applicant Contribution Points	2
Local Government Contribution Points	5
Total Possible Points	21

RFA, p. 97 (§ Five A.2).

10. The RFA outlines the maximum amount of funds that will be awarded per demographic funding category (Family and Elderly) and geographic funding category (Small, Medium, or Large Counties). RFA, pgs. 97-98 (§ Five B.1). The RFA also explains the funding test: Applications will only be selected if there is enough SAIL funding available in both the geographic and demographic funding categories to fund the Applicant’s Total SAIL Request Amount. RFA, pg. 98 (§ Five B.1).

11. To ensure that funding is not concentrated in any one county, the RFA further includes a County Award Tally:

As each Application is selected for tentative funding, the county where the proposed Development is located will have one Application credited towards the County Award Tally.

Throughout the selection process, the Corporation will prioritize eligible unfunded Priority I Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Priority I Applications with a higher County Award Tally that also meet the Funding Test, even if the Priority I Applications with a higher County Award Tally are higher ranked, and above all Priority II Applications.

The Corporation will prioritize eligible unfunded Priority II Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Priority II Applications with a higher County Award Tally that also meet the Funding Test, even if the Priority I Applications with a higher County Award Tally are higher ranked.

RFA, pg. 99 (§ Five B.2.).

12. The RFA then explains the funding goal for Applications:

- Two Elderly, New Construction Applications located in a Large County, with a preference for at least one Application that qualifies for the Veterans Preference.
- Three Family, New Construction Applications located in a Large County, with a preference that at least two Applications are from Self-Sourced Applicants.
- One Elderly, New Construction, Application located in a Medium County, with a preference for Applications that qualify for the Veterans Preference.
- Two Family, New Construction[s], Application located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.

For purposes of the funding selection, Applications with the Development Category of New Construction, Redevelopment, with or without Acquisition, will qualify as New Construction Applications; and Applications with the Demographic Commitment of Elderly (ALF or Non-ALF) will qualify as Elderly Applications.

RFA, pg. 99 (§ Five B.3.).

13. Because multiple Applicants striving to meet each goal may achieve the maximum number of points and meet the mandatory eligibility requirements, the RFA also sets forth an Application Sorting Order:

The highest scoring Applications will be determined by first sorting together all eligible Priority I Applications from highest score to lowest score, with any scores that are tied separated in the following order. This will then be repeated for Priority II Applications:

- a. By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.10.d. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- b. 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);
- c. 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;
- d. 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

c. By lottery number, resulting in the lowest lottery number receiving preference.

RFA, pg. 100 (§ Five B.4.).

14. Finally, the RFA outlines the Funding Selection Process for eligible Applicants. As explained in section Five A.5., the goal of the Funding Selection Process is to “fund eight Medium and Large County, New Construction Applications.” RFA, pg. 100. The Funding Selection Process outlines a procedure for selecting Applicants that satisfy each goal. RFA, pgs. 100-108. If any funds remain after the goals are met—or after it is determined that they could not be met because there are no eligible unfunded Applications that meet the goals and funding tests—the Funding Selection Process also explains how those funds will be distributed. RFA, pgs. 105-08. Any such remaining Large County Funding will be awarded to the highest-ranking eligible unfunded Family or Elderly Large County Priority I Application. RFA, pgs. 107-108.

15. On January 18, 2023, Florida Housing’s Review Committee met to assess the 46 Applications received in response to the RFA. Of those Applications, 41 were deemed eligible for funding, including DM Redevelopment’s Application. *See Exhibit 3* (RFA 2022-205 Application Scores).

16. The Committee further followed the Funding Selection Process to recommend Applicants for funding. Among those selected were: SP Field, LLC (“SP Field”), which proposed a development named Calusa Pointe II, and Bayside Breeze Redevelopment, LLLP (“Bayside Breeze”), which sought to build a development called Bayside Breeze. *See Exhibit 2*. Kissimmee Leased Housing Associates III, LLLP (“Kissimmee Leased Housing Associates”) was further awarded funding for its development, Dominion Poinciana Family. *See id.*

17. The Board approved the Committee’s recommendations at its meeting on January 27, 2023. *See Exhibit 1*.

IV. Substantial Interests

18. DM Redevelopment's substantial interests are affected because SP Field, Bayside Breeze, and Kissimmee Leased Housing Associates were all either ineligible for funding or incorrectly ranked under the Funding Selection Process. If any combination of one more of these Applicants had not been selected, DM Redevelopment would have been awarded the remaining Large County Funding reserved for the highest ranking eligible unfunded Family or Elderly Large County Priority I Application. RFA, pg. 107.

V. Errors in the Preliminary Awards and Determination of Eligibility

SP Field

A. SP Field Failed to Earn the Required Number of Proximity Points.

19. The RFA requires Applicants to earn "proximity points." RFA, pgs. 27-31 (§ Four A.5.c.). Proximity points are based on the distance between the proposed development and transit services or community services. *Id.* Transit services encompass private transportation or public transit stops, while community services eligible for proximity points include grocery stores, medical facilities, pharmacies, and public schools. RFA, pgs. 29-30 (§ Four A.5.c.). Proximity point totals are calculated using the Transit and Community Service Scoring Charts, which identify the number of points an Applicant receives based on the distance in miles between the Development Location Point and each type of service. RFA, pgs. 144-46 (Exhibit C).

20. The RFA requires Large County Applicants to earn a minimum of 10.5 proximity points in order to be eligible for funding. RFA, pg. 27 (§ Four A.5.e.). Large County Applicants who attain at least 12.5 proximity points additionally qualify for the Proximity Funding Preference. *Id.* This improves an Applicant's chances of receiving funding, since the Application Sorting Order requires Applicants who qualify for the preference to be ranked higher than Applicants who do not qualify. RFA, pg. 100 (§ Five B.2.b.4.).

21. In its Application, SP Field claimed 14 total proximity points. *See Exhibit 4.* SP Field first asserted that its proposed development will be 1.2 miles away from a pharmacy, K&M Drugs, located at 364 South Main Street, Belle Glade, FL 33430. *Id.* SP Field stated that it is entitled to 2 points for this community service. *Id.*

22. However, as of the Application Deadline, the address listed for K&M Drugs is inaccurate. The pharmacy no longer operated out of the storefront at 364 South Main Street—a sign in the window clearly indicates that K&M Drugs has relocated. **Exhibit 5** (Google Map imagery from June 2022). Additionally, the community pharmacy permit issued to K&M Drugs clearly states the new address. *See Exhibit 6* (K&M Drugs community pharmacy permit). Because the Application failed to identify the correct location and distance for K&M Drugs, SP Field has not shown that its development will be within 1.2 miles of a pharmacy. It must accordingly receive zero proximity points for this community service.

23. Importantly, SP Field cannot receive any proximity points for K&M Drugs' new location, which was mentioned nowhere in the Application. An Applicant is not eligible for proximity points for a service that was never referenced in the Application and established through evidence submitted only after Applications have been submitted. *See Houston Street Manor Ltd. P'ship v. Fla. Housing Fin. Corp.*, No. 15-3302BID, ¶¶ 18, 31 & n.2 (Fla. DOAH Aug. 18, 2015) (Recommended Order) (concluding that an applicant could not earn proximity points for a transit service that was omitted from the Application and discovered through evidence presented after bids had been opened), No. 2015-024BP (FHFC Sept. 18, 2015) (Final Order).

24. After revoking the 2 proximity points wrongly claimed for the pharmacy, SP Field is left with only 12 proximity points. **Exhibit 4.** This total falls below 12.5 points, rendering SP Field ineligible for the Proximity Funding Preference. RFA, pg. 27 (§ Four A.5.e.).

25. Because it should not have received the Proximity Funding Preference, SP Field's Application was inaccurately ranked and improperly selected for SAIL funds. Its funding award must therefore be revoked.¹

Bayside Breeze

A. Bayside Breeze is ineligible because it submitted an invalid Principal Disclosure Form.

26. To be eligible for funding, an Applicant must provide a "Principals for Applicant and Developer(s) Disclosure Form" that "meets requirements." RFA, pg. 97. Those requirements are set out in Section Four of the RFA:

To meet eligibility requirements, the Principals Disclosure Form must identify, pursuant to subsections 67-48.002(94), 67-48.0075(8) and 67-48.0075(9), F.A.C., the Principals of the Applicant and Developer(s) as of the Application Deadline. A Principals Disclosure Form should not include, for any organizational structure, any type of entity that is not specifically included in the Rule definition of Principals. Per subsection 67-48.002(94), F.A.C., any Principal other than a natural person must be a legally formed entity as of the Application deadline.

For Housing Credits, the investor limited partner of an Applicant limited partnership or the investor member of an Applicant limited liability company (or a placeholder for the investor) must be identified on the Principal Disclosure Form.

RFA, pg. 15 (§ Four A.3.c.(1)) (emphasis added).

27. The definition of "Principal" in rule 67-48.002 provides:

(94) "Principal" has the meanings set forth below and any Principal other than a natural person must be a legally formed entity as of the Application deadline:

(a) For a corporation, each officer, director, executive director, and shareholder of the corporation.

¹ Questions could also be raised concerning whether SP Field was properly granted 5 Local Government Contribution points. To earn these qualifications, SP Field submitted a "Local Government Verification of Contribution - Loan Form ("Loan Form"). See **Exhibit 7**. The Loan Form itself identifies the specific local officials that are authorized to sign the certification. *Id.* If the signatory does not hold one of the listed positions, he or she must have been "appointed" as the chief official staff member "responsible for such approvals." *Id.* The signatory on SP Field's Loan Form does not appear to be one of the authorized officials, and it is unclear whether he has been granted primary responsibility for issuing loan approvals.

(b) For a limited partnership, each general partner and each limited partner of the limited partnership.

(c) For a limited liability company, each manager and each member of the limited liability company.

(d) For a trust, each trustee of the trust and all beneficiaries of majority age (i.e.; 18 years of age) as of Application deadline.

(e) For a Public Housing Authority, each officer, director, commissioner, and executive director of the Authority.

Fla. Admin. Code R. 67-48.002(94).

28. Rule 67-48.0075 further states:

(8) Unless otherwise stated in a competitive solicitation, disclosure of the Principals of the Applicant must comply with the following:

(a) The Applicant must disclose all of the Principals of the Applicant (first principal disclosure level). For Applicants seeking Housing Credits, the Housing Credit Syndicator/Housing Credit investor need only be disclosed at the first principal disclosure level and no other disclosure is required;

(b) The Applicant must disclose all of the Principals of all the entities identified in paragraph (a) above (second principal disclosure level);

(c) The Applicant must disclose all of the Principals of all of the entities identified in paragraph (b) above (third principal disclosure level). Unless the entity is a trust, all of the Principals must be natural persons; and

(d) If any of the entities identified in (c) above are a trust, the Applicant must disclose all of the Principals of the trust (fourth principal disclosure level), all of whom must be natural persons.

(9) Unless otherwise stated in a competitive solicitation, disclosure of the Principals of each Developer must comply with the following:

(a) The Applicant must disclose all of the Principals of the Developer (first principal disclosure level); and

(b) The Applicant must disclose all of the Principals of all the entities identified in paragraph (a) above (second principal disclosure level).

Fla. Admin. Code R. 67-48.0075(8)-(9) (emphasis added). The RFA awards five points for the submission of the required Principal Disclosure Form. RFA, pg. 97 (§ Five A.2.).

29. Bayside Breeze has made multiple errors in its Principal Disclosure Form. Because each mistake violates the requirements of the RFA, Bayside Breeze cannot be awarded SAIL funds.

I. Bayside Breeze’s failure to disclose the manager of an LLC violates Rule 67-48.002

30. First, Bayside Breeze’s Application includes an omission that plainly contradicts requirements imposed by rule 67-48.002 and incorporated into the RFA. In the Second Principal Disclosure Level for the Applicant, Bayside Breeze was required to list the Principals of Bayside Breeze Interests, LLC. **Exhibit 8**. The Application identified only one such Principal—a natural person deemed the “sole member” of the limited liability company. *Id.* It fails to further list the **manager** of Bayside Breeze Interests, LLC.

31. The disclosure is facially deficient under rule 67-48.002(94)(c), which states that the Principals of a limited liability company include “each **manager** and each member.” *See* RFA, pg. 15 (§ Four A.3.c.(1)) (requiring compliance with rule 67-48.002). Guidance issued by Florida Housing further explains that Applicants disclosing the principals for an LLC must “list the name of each Manager and label each as Manager.” *See Exhibit 9* (Florida Housing’s Continuous Advance Review Process for Disclosure of Applicant and Developer Principals (rev Aug. 4, 2020)).

32. Bayside Breeze’s failure to identify the manager of Bayside Breeze Interests, LLC thus renders it eligible for funding. *Compare Exhibit 10* (Amended Formal Written Protest and Petition for Administrative Hearing, ¶ 32, filed in *HTG Astoria, Ltd. v. Florida Housing Finance Corp.*, DOAH No. 21-0725) (alleging that an Applicant granted funding had disclosed only the “sole member” of an LLC and had neglected to name the manager in its principal disclosure form) *with Exhibit 11* (Stipulation for Entry of Findings of Fact and Recommended Order in Favor of

Petitioner, ¶3.b. filed in *HTG Astoria, Ltd. v. Florida Housing Finance Corp.*, DOAH No. 21-0725) (recognizing Florida Housing’s agreement that Applicant was ineligible for funding). For this reason alone, its SAIL award should be revoked. *See Fla. Admin. Code R. 67-60.006* (“The failure of an Applicant to supply required information in connection with any competitive solicitation pursuant to this rule chapter shall be grounds for a determination of nonresponsiveness”).

II. Multiple Principals listed in the Application are not named in Department filings.

33. Second, the Principal disclosures for various entities are inconsistent with documents filed with the Department of State (“the Department”).² For example, the Application states that the managing member of TEDc Bayside Breeze GP, LLC is an entity named “TEDC Affordable Communities, Inc.” **Exhibit 8**. The Articles of Organization filed with the Department 16 days before the Application was submitted, however, list “Tacokey Economic Development Corp Inc.” as the true manager. **Exhibit 12** (Articles of Organization). Bayside Breeze’s misidentification of the correct Principal prevents Florida Housing from effectuating the purpose of the Principal disclosure requirement—carrying out due diligence checks.

34. However, even if TEDC Affordable Communities, Inc. is the correct Principal of the Applicant’s general partner, Bayside Breeze’s Application contains another material error relating to that entity. In the Third Principal Disclosure Level for the Applicant, Bayside Breeze lists the Principals of TEDC Affordable Communities, Inc. **Exhibit 8**. It includes “Laurence Brown” as an Officer/Director of the corporation. *Id.* Yet, Laurence Brown is not named as an Officer or Director in the corporation’s 2022 Annual Report filed with the Department on March

² Because of the discrepancies between the Principals named in the Application and those listed in Department documents, Bayside Breeze should be called upon to establish the accuracy of the Principal disclosures in the Application.

22, 2022. **Exhibit 13** (TEDC Affordable Communities, Inc. 2022 Annual Report). The disclosure is accordingly inaccurate.

35. The Application also contains erroneous disclosures for Fort Walton Beach Revitalization, Inc. Bayside Breeze lists the Principals of this corporation in the Third Principal Disclosure Level for both the Applicant and Co-Developer. *See Exhibit 8*. In each instance, the Application includes “Linnette Wolfram” and “Dixon McReynolds” as Officers/Directors of Fort Walton Beach Revitalization, Inc. However, neither of these individuals is listed as an Officer or Director in the corporation’s 2022 Annual Report. *See Exhibit 14* (Fort Walton Beach Revitalization, Inc’s 2022 Annual Report).³ As a result, the Bayside Breeze Application violates the RFA’s clear mandate that Applicants “should not include” a person or entity “that is not specifically included in the Rule definition of Principals.” RFA, pg. 15.

36. Because its Principal disclosures fail to “meet [the] requirements” in the RFA and applicable rules, Bayside Breeze should not be eligible for SAIL funds. RFA, pg. 93. At a minimum, it should not receive five points for submission of the Principal disclosure form. RFA, pg. 97. Either basis is sufficient to revoke Bayside Breeze’s award of funding.

B. Bayside Breeze is ineligible because it provided insufficient evidence of readiness to proceed.

37. Section Four A.7. of the RFA requires Applicants to provide information showing a “Readiness to Proceed.” This includes documents that demonstrate site control. RFA, pg. 50 (§ Four A.7.a.). An Applicant is consequently obligated to show that it is a party to an eligible contract, a deed or certificate of title, or a lease governing the site where the development will be built. RFA, pgs. 50-51 (§ Four A.7.a.). “If there is an existing Declaration of Trust recorded on

³ The Annual Report instead lists “Linette Kellar” as an Officer/Director. *See Exhibit 14*.

the subject property,” Applicants may also “provide an Option to Enter into a Ground Lease Agreement.” RFA, pg. 51 (§ Four A.7.a.(3)(b)).

38. Here, as proof of site control, Bayside Breeze submitted an Option to Enter into a Ground Lease Agreement (“Option”). A copy is attached as **Exhibit 15**. The Optionee is identified as the Applicant, Bayside Breeze. *Id.* at pg. 5. This Option was signed on December 15, 2022 by the executive director of “TEDC Affordable Communities, Inc.,” on behalf of “TEDC Bayside Breeze GP, LLC,” the Optionee’s general partner. *Id.*

39. However, the Option misidentifies the role of TEDC Affordable Communities, Inc. It lists TEDC Affordable Communities, Inc. as the “managing member” of “TEDC Bayside Breeze GP, LLC”—but, as previously stated, this designation is incorrect. The Articles of Organization for TEDC Bayside Breeze GP, LLC instead list “Tacolcy Economic Development Corp. Inc.” as the company’s manager. *See Exhibit 12*.

40. This error seemingly renders the Option unenforceable. Consequently, Bayside Breeze is not “a party to [an] eligible agreement,” as required by the RFA. RFA, pg. 51 (§ Four 7.a.(3)(b)(ii)). Because it is clearly not ready to proceed with the development described in the Application, Bayside Breeze must be found ineligible for funding. *Id.*; RFA, pg. 93 (§ Five A).

C. Bayside Breeze’s award should be rescinded because it does not qualify as a Non-Profit Applicant.

41. Under the RFA, Applicants who qualify for Non-Profit status receive certain advantages. For example, such Applicants pay a reduced amount of administrative fees (RFA, pg. 164) and are exempted from any charges for environmental review (RFA, pg. 167).

42. To be eligible for these benefits, an Applicant must meet the definition of “Non-Profit” contained in rule 67-48.002 and rule 67-21.002. RFA, pg. 12. As explained there, “Non-Profit” means:

a qualified non-profit entity as defined in Section 42(h)(5)(C), subsection 501 (c)(3) or 501 (c)(4) of the IRC and organized under Chapter 617, F.S., if a Florida Corporation, or organized under similar state law if organized in a jurisdiction other than Florida, to provide housing and other services on a not-for-profit basis, **which owns at least 51 percent of the ownership interest in the Development held by the general partner or managing member entity**, which shall receive at least 25 percent of the Developer Fee, and which entity is acceptable to federal and state agencies and financial institutions as a Sponsor for affordable housing, as further described in Rule 67-48.0075, F.A.C.

Fla. Admin. Code R. 67-48.002(84) (emphasis added); Fla. Admin Code R. 67-21.002(79) (emphasis added).

43. To establish that it is a Non-Profit, an Applicant is required to submit the Executive Director Certification of Non-Profit Entity Material Participation Form (“Executive Director Certification”). RFA, pg. 12 (§ Four 3.a.(3)). The Applicant must also provide an IRS determination letter or articles of incorporation demonstrating that the entity qualifies as a Non-Profit. *Id.*

44. The RFA explains that an “Applicant’s Non-Profit Status will be verified during credit underwriting.” RFA, pg. 13. If the Applicant’s status “cannot be verified, the Applicant will no longer be considered a Non-Profit Applicant and funding awarded under this RFA may be rescinded.” *Id.* (emphasis added). Because Florida Housing has the authority to rescind the award after scoring, it may rescind the award if it learns during a bid protest that an Applicant does not truly qualify as a Non-Profit entity.

45. Here, Bayside Breeze claimed that it or its “General Partner or Managing Member meets the definition of Non-Profit as set forth in Rule Chapter 67-48, F.A.C.” **Exhibit 16** (emphasis added). As evidence of Non-Profit status, Bayside Breeze submitted documentation showing that TEDC Affordable Communities, Inc. is a Non-Profit. **Exhibit 17.** Both the Executive Director Certification and IRS determination letter refer to this corporation. *Id.*

46. However, TEDC Affordable Communities, Inc. cannot be characterized as a Non-Profit because it has no ownership interest in the Applicant. As fully described above, TEDC Affordable Communities, Inc. is not the managing member of the Applicant's general partner. Per the filed Articles of Organization dated December 12, 2022, Tacoley Economic Development Corp Inc. is instead the manager of Bayside Breeze's general partner, TEDC Bayside Breeze GP, LLC.

Exhibit 12.

47. Because there is no indication it "owns at least 51 percent of the ownership interest in the Development held by the general partner or managing member entity," TEDC Affordable Communities, Inc. does not qualify for Non-Profit status as contemplated by the RFA. Fla. Admin. Code R. 67-48.002(84); Fla. Admin Code R. 67-21.002(79). Bayside Breeze's award must accordingly be revoked. RFA, pg. 13.

Kissimmee Leased Housing Associates

A. Kissimmee Leased Housing Associates is ineligible because one of its Principals was seemingly not in existence prior to the Application deadline.

48. The RFA twice repeats the requirement that any Principal who is not a natural person "must be a legally formed entity as of the Application deadline." RFA, pgs. 10, 15. This mandate stems from rule 67-48.002(94), which defines "Principal" as a "legally formed entity as of the Application deadline." Pursuant to the RFA, a "Principal Disclosure Form should not include any type of entity that is not specifically included in the Rule definition of Principals." RFA, pg. 15 (emphasis added). Accordingly, a form identifying a principal that was not in existence by the Application deadline is defective, rendering the Applicant ineligible for funding. See RFA, pg. 93 (explaining that submission of a Principal Disclosure Form that "meets requirements" is a mandatory eligibility item).

49. Kissimmee Leased Housing Associates' Application, however, appears to violate this fundamental requirement because the undersigned is unable to locate evidence that one of its disclosed Principals even exists. In its Principal Disclosures, Kissimmee lists four Principals for the Applicant, including an entity identified as "Kissimmee Leased Housing Associates QOF I, LLC." This alleged Principal does not appear to have been in lawful existence by the required deadline.

50. Records establishing the formation of Kissimmee Leased Housing Associates QOF I, LLC have not been located on the Department's website. Nor does it seem that the company was registered to do business in Minnesota—where the Applicant was established—or Delaware, where entities are frequently formed.

51. Because one of the Principals does not appear to have been in existence by December 29, 2022, Kissimmee Leased Housing Associates has not satisfied a mandatory requirement of the RFA. It must accordingly be found ineligible for funding and deprived of the five points awarded for its Principal Disclosure Form.

B. Kissimmee Leased Housing Associates' Application is non-responsive for misrepresenting the nature of a community service.

52. Finally, Kissimmee Leased Housing Associates made a material error in misidentifying the correct pharmacy store, as well as the distance of the pharmacy from the Development Location Point, in its calculation of proximity points. In the Application, Kissimmee Leased Housing Associates claimed 13 proximity points. *See Exhibit 18.* This total includes 3.5 proximity points for a Walgreens Pharmacy that is .44 miles away from the Development Location Point. *Id.* The Application claims that the Walgreens Pharmacy is located at 841 Cypress Parkway, Poinciana, FL 34759. *Id.*

53. However, this address is inaccurate. Rather than representing the location of a Walgreens Pharmacy, the address instead corresponds to a **Publix** Pharmacy that is **1.39 miles** from the Development Location Point. *See Exhibit 19* (Google Map imagery). Kissimmee Leased Housing Associates accordingly cannot earn any proximity points for this community service.

54. This error should prevent Kissimmee Leased Housing Associates from receiving funding—even though the revocation of the 3.5 points does not affect its ability to attain the minimum number of proximity points or achieve the Proximity Funding Preference. *See* RFA, pg. 27 (requiring Medium County Applicants to earn 7 proximity points to be eligible and 9 proximity points to qualify for Proximity Funding Preference). These types of errors have been characterized as “misrepresenting the true nature” of the identified service, a material deviation that deems the Application “nonresponsive.” *Houston Street Manor Ltd. P’Ship*, No. 15-3302BID, at ¶¶ 21, 23-24 (opining that the misidentification of a type of transit service was a “false statement of material fact” that should amount to “a material deviation”).

55. Moreover, Kissimmee Leased Housing Associates cannot receive any proximity points for the Walgreens Pharmacy located at 395 Cypress Parkway. This community service was never identified in the Application. It cannot now be established through evidence presented only after submission of Kissimmee Leased Housing Associate’s Application. *Id.* at ¶¶ 18, 31 & n.2. Kissimmee Leased Housing should accordingly be deemed ineligible for funding.

VI. Disputed Issues of Material Fact and Law

56. Disputed issues of material fact and law include:

a. Whether Florida Housing’s Approved Scoring Results are contrary to the agency’s governing statutes, the agency’s rules of policies, or the solicitation specifications;

- b. Whether Florida Housing's Approved Scoring Results are clearly erroneous, contrary to competition, arbitrary, or capricious;
- c. Whether Florida Housing's proposed award of funding to SP Field is clearly erroneous, arbitrary and capricious, or contrary to competition;
- d. Whether SP Field is entitled to any proximity points for K&M Drugs;
- e. Whether SP Field is eligible for the Proximity Funding Preference;
- f. Whether SP Field is entitled to an award of funding if it did not qualify for the Proximity Funding Preference;
- g. Whether Florida Housing's proposed award of funding to Bayside Breeze is clearly erroneous, arbitrary and capricious, or contrary to competition;
- h. Whether Bayside Breeze wrongly listed TEDC Affordable Communities, Inc. as the managing member of TEDC Bayside Breeze GP, LLC on its Principal Disclosure Form;
- i. Whether Bayside Breeze wrongly listed Laurence Brown as an Officer/Director of TEDC Affordable Communities, Inc. on its Principal Disclosure Form;
- j. Whether Bayside Breeze violated rule 67-48.002(94)(c) by failing to list the manager of Bayside Breeze Interests, LLC on its Principal Disclosure Form;
- k. Whether Bayside Breeze properly included Linnette Wolfgram and Dixon McReynolds as Officers/Directors of Fort Walton Beach Revitalization, Inc. on its Principal Disclosure Form;
- l. Whether Bayside Breeze is ineligible because all Principals were not properly disclosed;

- m. Whether Bayside Breeze should lose 5 points because all Principals were not properly disclosed;
- n. Whether Bayside Breeze submitted valid evidence of site control;
- o. Whether Bayside Breeze submitted valid evidence of its Non-Profit status;
- p. Whether Florida Housing's proposed award of funding to Kissimmee Leased Housing Associates is clearly erroneous, arbitrary and capricious, or contrary to competition;
- q. Whether Kissimmee Leased Housing Associates is ineligible for funding because one of its Principals, Kissimmee Leased Housing Associates QOF I, LLC, was not a legally formed entity by the Application Deadline;
- r. Whether Kissimmee Leased Housing Associates' Application is rendered non-responsive because it incorrectly listed a community service and its distance from the Development Location Point.

VII. Statement of Ultimate Facts

57. The ultimate facts alleged are that SP Field, Bayside Breeze, and Kissimmee Leased Housing Associates are not eligible for funding or received an incorrect ranking in the Funding Selection Process. As a result of this determination, DM Redevelopment should be awarded the remaining Large County Funding because it is the highest ranking eligible unfunded Family or Elderly Large County Priority I Application.

VIII. Right to Amend

58. DM Redevelopment specifically reserves the right to amend this Petition as additional information is developed through discovery or through the review of public records.

IX. Statutes and Rules that Entitle DM Redevelopment to Relief

59. Statutes and rules entitling DM Redevelopment to relief are Part V of chapter 420, Florida Statutes; sections 120.569 and 120.57, Florida Statutes; and Chapters 67-48, 67-60, 67-53, 28-106, and 28-110, Florida Administrative Code.⁴

X. Demand for Relief

60. Pursuant to section 120.57(3), Florida Statutes and Florida Administrative Code Rule 28-100.004, DM Redevelopment requests the following relief:

- a. Florida Housing schedule a meeting with DM Redevelopment to discuss resolution of this protest within seven business days, as required by section 120.57(3)(d)1., Florida Statutes;
- b. If the matter cannot be resolved, that Florida Housing refer this petition to the Division of Administrative Hearings for assignment of an Administrative Law Judge (ALJ);
- c. The ALJ enter a Recommended Order revoking the funding granted to SP Field, Bayside Breeze, and Kissimmee Leased Housing Associates, awarding funding to DM Redevelopment, and inviting DM Redevelopment to the credit underwriting process;
- d. That Florida Housing adopt the Recommended Order of the ALJ as a Final Order.

Respectfully submitted this 13th day of February, 2023.

/s/ Christopher B. Lunny

CHRISTOPHER B. LUNNY (FBN: 0008982)

E-mail: clunny@radeylaw.com

Secondary E-mail: kellis@radeylaw.com

MELISSA R. HEDRICK (FBN: 1010989)

E-mail: mhedrick@radeylaw.com

⁴ DM Redevelopment further reserves the right to add additional parties to this proceeding, depending upon developments as the protests ensue. For example, Perrine Apartments II, Ltd. (2023-136SN) was approved for funding by the Board. *See Exhibit 1*. In the event that Perrine Apartments is somehow determined to be ineligible and, in addition, if Edison Towers II, LLC (2023-154SN) and other Applicants are deemed ineligible, DM Redevelopment may be entitled to additional SAIL funding when those corrections are taken into account by Florida Housing. As such, DM Redevelopment reserves its right to add Edison Towers, and other such Applicants, to this protest, as the proceedings move forward.

Secondary E-mail: mterry@radeylaw.com
Radey Law Firm
301 South Bronough Street, Suite 200
Tallahassee, Florida 32301
Telephone: (850) 425-6654

**COUNSEL FOR PETITIONER,
DM REDEVELOPMENT**

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing Formal Written Protest and Petition for Formal Administrative Hearing has been filed by email to the Florida Housing Finance Corporation Clerk at CorporationClerk@floridahousing.org this 13th day of February, 2023:

/s/ Christopher B. Lunny

CHRISTOPHER B. LUNNY

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

1

RFA 2022-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	666,702
Family Demographic Funding Balance Available	615,982
Elderly Demographic Funding Balance Available	50,720
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	666,702

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	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible for Funding?	Veterans Preference?	Self-Sourced Applicant?	Priority Level?	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Two Elderly Large County New Construction Applications

2023-125SN	Burlington Post II	Pinellas	L	Oscar Sol	Burlington Post 2 Dev, LLC	NC	E, Non-ALF	\$2,500,000	\$636,000	3,136,000	Y	Y	N	1	15	Y	A	Y	Y	26
2023-136SN	Perrine Village II	Miami-Dade	L	Kenneth Naylor	APC Perrine Development II, LLC	NC	E, Non-ALF	\$8,400,000	\$750,000	9,150,000	Y	Y	N	1	15	Y	A	Y	Y	3

Three Family Large County New Construction Applications

2023-142BS	Southpointe Vista (Phase II)	Miami-Dade	L	Christopher L Shear	MHP FL IX Developer, LLC	NC	F	\$7,488,000	\$750,000	8,238,000	Y	N/A	Y	1	19	Y	A	Y	Y	45
2023-119SN	Pinnacle 441, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	\$4,000,000	\$750,000	4,750,000	Y	N/A	N	1	15	Y	A	Y	Y	34
2023-161SN	WRDG T4 Phase Two	Hillsborough	L	Leroy Moore	WRDG T4 Phase Two Developer, LLC	NC	F	\$2,000,000	\$750,000	2,750,000	Y	N/A	N	1	15	Y	A	Y	Y	16

One Elderly Medium County New Construction Application

2023-151BSN	Bayside Breeze	Okaloosa	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	E, Non-ALF	\$6,850,000	\$750,000	7,600,000	Y	Y	N	1	15	Y	A	Y	Y	13
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Two Family Medium County New Construction Applications

2023-158BS	Dominium Poinciana Family	Osceola	M	Devon Quist	Kissimmee Leased Housing Development III, LLC	NC	F	\$7,200,000	\$0	7,200,000	Y	N/A	Y	1	21	Y	A	Y	Y	9
2023-144BSN	St. Peter Claver Place Phase II	Lee	M	Eric C. Miller	NDA Developer, LLC; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	\$5,500,000	\$750,000	6,250,000	Y	N/A	N	1	15	Y	A	Y	Y	7

Exhibit 1

RFA 2022-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Priority Level?	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Small County Application(s)

none

Medium County Application(s)

none

Large County Application(s)

2023-134SN	St. Joseph Manor II	Broward	L	Darren Smith	SHAG St. Joseph Developer, LLC; CHS St. Joseph Manor II Development, LLC	NC	E, Non-ALF	\$2,000,000	\$750,000	2,750,000	Y	Y	N	2	15	Y	A	Y	Y	15
2023-120SN	Calusa Pointe II	Palm Beach	L	J. David Page	☐ Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N/A	N	1	15	Y	A	Y	Y	4

On January 27, 2023, 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.

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

2



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

February 1, 2023

RECEIVED

FEB 1 2023 9:12 AM

Via Electronic Filing

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

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2022-205, 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. 2023-129BSN, DM Redevelopment, Ltd. files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on January 27, 2023, concerning Request for Applications 2022-205, 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 Approved Preliminary Awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the Board's Approved Scoring Results, 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,

Christopher Lunny

Exhibit 2

RFA 2022-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	666,702
Family Demographic Funding Balance Available	615,982
Elderly Demographic Funding Balance Available	50,720
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	666,702

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	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Priority Level?	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Two Elderly Large County New Construction Applications

2023-125SN	Burlington Post II	Pinellas	L	Oscar Sol	Burlington Post 2 Dev, LLC	NC	E, Non-ALF	\$2,500,000	\$636,000	3,136,000	Y	Y	N	1	15	Y	A	Y	Y	26
2023-136SN	Perrine Village II	Miami-Dade	L	Kenneth Naylor	APC Perrine Development II, LLC	NC	E, Non-ALF	\$8,400,000	\$750,000	9,150,000	Y	Y	N	1	15	Y	A	Y	Y	3

Three Family Large County New Construction Applications

2023-142BS	Southpointe Vista (Phase II)	Miami-Dade	L	Christopher L Shear	MHP FL IX Developer, LLC	NC	F	\$7,488,000	\$750,000	8,238,000	Y	N/A	Y	1	19	Y	A	Y	Y	45
2023-119SN	Pinnacle 441, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	\$4,000,000	\$750,000	4,750,000	Y	N/A	N	1	15	Y	A	Y	Y	34
2023-161SN	WRDG T4 Phase Two	Hillsborough	L	Leroy Moore	WRDG T4 Phase Two Developer, LLC	NC	F	\$2,000,000	\$750,000	2,750,000	Y	N/A	N	1	15	Y	A	Y	Y	16

One Elderly Medium County New Construction Application

2023-151BSN	Bayside Breeze	Okaloosa	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	E, Non-ALF	\$6,850,000	\$750,000	7,600,000	Y	Y	N	1	15	Y	A	Y	Y	13
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Two Family Medium County New Construction Applications

2023-158BS	Dominium Poinciana Family	Osceola	M	Devon Quist	Kissimmee Leased Housing Development III, LLC	NC	F	\$7,200,000	\$0	7,200,000	Y	N/A	Y	1	21	Y	A	Y	Y	9
2023-144BSN	St. Peter Claver Place Phase II	Lee	M	Eric C. Miller	NDA Developer, LLC; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	\$5,500,000	\$750,000	6,250,000	Y	N/A	N	1	15	Y	A	Y	Y	7

RFA 2022-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Priority Level?	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Small County Application(s)

none

Medium County Application(s)

none

Large County Application(s)

2023-134SN	St. Joseph Manor II	Broward	L	Darren Smith	SHAG St. Joseph Developer, LLC; CHS St. Joseph Manor II Development, LLC	NC	E, Non-ALF	\$2,000,000	\$750,000	2,750,000	Y	Y	N	2	15	Y	A	Y	Y	15
2023-120SN	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N/A	N	1	15	Y	A	Y	Y	4

On January 27, 2023, 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 2022-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Priority Level?	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2023-116BSN	New Trail Plaza	Sarasota	M	Shawn Wilson	Blue NT Developer, LLC; CASL Developer, LLC	NC	F	\$7,200,000	\$750,000	7,950,000	Y	N/A	N	96	1	15	Y	\$79,350.00	B	Y	Y	5
2023-117BSN	Cedar Cove	Manatee	M	Shawn Wilson	Blue CC Developer, LLC	NC	E, Non-ALF	\$7,056,000	\$750,000	7,806,000	Y	Y	N	84	1	15	Y	\$77,318.64	B	Y	Y	40
2023-118SN	Skyway Lofts II	Pinellas	L	Shawn Wilson	Blue SWL2 Developer, LLC	NC	F	\$750,000	\$0	750,000	Y	N/A	N	66	1	10	Y	\$11,107.95	A	Y	Y	27
2023-119SN	Pinnacle 441, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	\$4,000,000	\$750,000	4,750,000	Y	N/A	N	100	1	15	Y	\$28,878.43	A	Y	Y	34
2023-120SN	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N/A	N	168	1	15	Y	\$44,083.33	A	Y	Y	4
2023-121SN	Avery Place Apartments	Escambia	M	Renee Sandell	Paces Preservation Partners, LLC	NC	F	\$6,850,000	\$750,000	7,600,000	Y	N/A	N	112	1	15	Y	\$52,012.60	A	Y	Y	41
2023-122BSN	Valencia at Twin Lakes	Polk	M	Michael Ruane	CORE FL Developer I LLC	NC	E, Non-ALF	\$7,200,000	\$444,000	7,644,000	Y	Y	N	86	1	15	Y	\$81,837.21	B	Y	Y	14
2023-123BSN	The Apex	Hernando	M	Chris Dischinger	LDG Multifamily, LLC	NC	F	\$7,200,000	\$750,000	7,950,000	Y	N/A	Y	216	1	19	Y	\$35,266.67	B	Y	Y	33
2023-124BS	Palm Springs Villa	Miami-Dade	L	Matthew D. Rule	National Church Residences	A/R	E, Non-ALF	\$3,000,000	\$670,800	3,670,800	Y	N	N	52	1	15	Y	\$66,346.15	A	Y	Y	28
2023-125SN	Burlington Post II	Pinellas	L	Oscar Sol	Burlington Post 2 Dev, LLC	NC	E, Non-ALF	\$2,500,000	\$636,000	3,136,000	Y	Y	N	75	1	15	Y	\$28,347.50	A	Y	Y	26
2023-127SN	Old Cutler Village Phase 2	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N/A	N	130	1	15	Y	\$45,792.12	A	Y	Y	11
2023-129BSN	The Residences at Martin Manor	Palm Beach	L	Kenneth Naylor	DM Redevelopment Developer, LLC	NC	F	\$4,940,000	\$750,000	5,690,000	Y	N/A	N	95	1	15	Y	\$44,513.45	A	Y	Y	18
2023-130BSN	Autumn Palms at Bayshore	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	NC	E, Non-ALF	\$6,000,000	\$677,200	6,677,200	Y	Y	N	72	1	15	Y	\$71,335.65	A	Y	Y	22
2023-131BSN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	F	\$2,900,000	\$750,000	3,650,000	Y	N/A	N	80	2	15	Y	\$27,307.29	A	Y	Y	46

EXHIBIT B

RFA 2022-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Priority Level?	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-132SN	Magnolia Trail	Escambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	\$6,888,000	\$671,800	7,559,800	Y	Y	N	82	2	15	Y	\$82,110.00	A	Y	Y	19
2023-133BSN	Ellen Estates	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N/A	N	97	1	15	Y	\$70,541.24	A	Y	Y	29
2023-134SN	St. Joseph Manor II	Broward	L	Darren Smith	SHAG St. Joseph Developer, LLC; CHS St. Joseph Manor II Development, LLC	NC	E, Non-ALF	\$2,000,000	\$750,000	2,750,000	Y	Y	N	150	2	15	Y	\$9,978.32	A	Y	Y	15
2023-136SN	Perrine Village II	Miami-Dade	L	Kenneth Naylor	APC Perrine Development II, LLC	NC	E, Non-ALF	\$8,400,000	\$750,000	9,150,000	Y	Y	N	150	1	15	Y	\$44,290.13	A	Y	Y	3
2023-137BSN	Freedom Pointe (f.k.a. Little Havana Senior)	Miami-Dade	L	Kimberly Black King	Volunteers of America National Services	NC	E, Non-ALF	\$6,300,000	\$750,000	7,050,000	Y	Y	N	75	1	15	Y	\$68,914.44	A	Y	Y	36
2023-139BSN	Arbours at Merrillwood Family	Alachua	M	Sam Johnston	Arbour Valley Development, LLC; Alachua Housing Developer, LLC	NC	F	\$5,200,000	\$648,200	5,848,200	Y	N/A	N	70	1	15	Y	\$73,092.69	B	Y	Y	21
2023-140SN	Flats on 4th	Pinellas	L	Brett Green	Flats on 4th Developer, LLC	NC	F	\$5,376,000	\$611,300	5,987,300	Y	N/A	N	64	1	15	Y	\$77,318.64	B	Y	Y	37
2023-141BSN	Ekos on Evans	Lee	M	Christopher L. Shear	MHP FL XI Developer, LLC	NC	F	\$7,200,000	\$750,000	7,950,000	Y	N/A	N	120	1	15	Y	\$63,480.00	A	Y	Y	42
2023-142BS	Southpointe Vista (Phase II)	Miami-Dade	L	Christopher L Shear	MHP FL IX Developer, LLC	NC	F	\$7,488,000	\$750,000	8,238,000	Y	N/A	Y	208	1	19	Y	\$29,534.76	A	Y	Y	45
2023-143SN	Heritage Village South	Miami-Dade	L	Kenneth Naylor	Heritage Village South Development, LLC	NC	F	\$6,228,000	\$750,000	6,978,000	Y	N/A	N	116	1	15	Y	\$45,959.84	A	Y	Y	1
2023-144BSN	St. Peter Claver Place Phase II	Lee	M	Eric C. Miller	NDA Developer, LLC; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	\$5,500,000	\$750,000	6,250,000	Y	N/A	N	72	1	15	Y	\$65,391.01	A	Y	Y	7
2023-145SN	Serenity Grove	Miami-Dade	L	Oliver L. Gross	Serenity Grove Developers, LLC	NC	E, Non-ALF	\$7,250,000	\$750,000	8,000,000	Y	N	N	150	1	15	Y	\$35,742.50	A	Y	Y	31
2023-146SN	Clearwater Gardens	Pinellas	L	Brett Green	Archway Clearwater Gardens Developer, LLC	NC	F	\$4,657,500	\$750,000	5,407,500	Y	N/A	N	81	1	15	Y	\$48,899.44	A	Y	Y	25

RFA 2022-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Priority Level?	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-147SN	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$8,400,000	\$750,000	9,150,000	Y	N/A	N	224	1	15	Y	\$36,656.25	A	Y	Y	12
2023-148BSN	Caribbean Isles	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC; South Miami Heights Community Development Corporation	NC	E, Non-ALF	\$5,625,000	\$750,000	6,375,000	Y	N	N	104	1	15	Y	\$45,996.54	A	Y	Y	23
2023-150SN	Corry Family Housing	Escambia	M	Scott L. Barkan	NHPF Florida Developer, LLC; AHC Development, LLC	NC	F	\$6,300,000	\$679,800	6,979,800	Y	N/A	N	75	1	15	Y	\$82,650.96	B	Y	Y	44
2023-151BSN	Bayside Breeze	Okaloosa	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	E, Non-ALF	\$6,850,000	\$750,000	7,600,000	Y	Y	N	100	1	15	Y	\$67,399.89	A	Y	Y	13
2023-152BSN	Lucy Landing	Miami-Dade	L	Lewis V Swezy	RS Development Corp	NC	E, Non-ALF	\$8,400,000	\$750,000	9,150,000	Y	Y	N	110	1	15	Y	\$64,941.55	A	Y	Y	30
2023-153BSN	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	F	\$6,250,000	\$750,000	7,000,000	Y	N/A	N	96	1	15	Y	\$64,058.59	A	Y	Y	2
2023-154SN	Edison Towers II	Miami-Dade	L	Carol Gardner	TEDC Affordable Communities, Inc.	NC	E, Non-ALF	\$7,700,000	\$750,000	8,450,000	Y	Y	N	96	1	15	Y	\$65,803.72	A	Y	Y	8
2023-155BSN	Casa San Juan Diego	Collier	M	Eric C. Miller	NDA Developer, LLC; CSJD Developer, Inc.; CCHA Developer, LLC	NC	F	\$5,700,000	\$750,000	6,450,000	Y	N/A	N	80	1	15	Y	\$60,991.98	A	Y	Y	10
2023-156SN	Homestead Gardens Phase 1	Miami-Dade	L	Mario Procida	DBC Procida LLC	NC	F	\$8,400,000	\$750,000	9,150,000	Y	N/A	N	162	1	15	Y	\$41,905.81	A	Y	Y	6
2023-157BS	Garden House	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	NC	F	\$6,912,000	\$750,000	7,662,000	Y	N/A	Y	192	1	17	Y	\$29,534.76	A	Y	Y	32
2023-158BS	Dominium Poinciana Family	Osceola	M	Devon Quist	Kissimmee Leased Housing Development III, LLC	NC	F	\$7,200,000	\$0	7,200,000	Y	N/A	Y	300	1	21	Y	\$25,392.00	A	Y	Y	9

RFA 2022-205 – Board Approved Scoring Results

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2023-159BSN	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	F	\$7,000,000	\$523,200	7,523,200	Y	N/A	N	86	2	15	Y	\$73,994.48	A	Y	Y	20
2023-160BSN	The Enclave at Canopy Park	Orange	L	Brett Green	The Enclave at Canopy Park Developer, LLC	NC	F	\$7,900,000	\$750,000	8,650,000	Y	N/A	N	104	1	15	Y	\$69,919.56	A	Y	Y	43
2023-161SN	WRDG T4 Phase Two	Hillsborough	L	Leroy Moore	WRDG T4 Phase Two Developer, LLC	NC	F	\$2,000,000	\$750,000	2,750,000	Y	N/A	N	181	1	15	Y	\$8,858.46	A	Y	Y	16

RFA 2022-205 – Board Approved Scoring Results

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Ineligible Applications

2023-126BS	Ambar Station	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	NC	F	\$8,208,000	\$0	8,208,000	N	N/A	Y	228	1	17	Y	\$30,615.30	A	Y	Y	38
2023-128SN	Hermosa North Fort Myers II	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	NC	E, Non-ALF	\$6,675,000	\$663,900	7,338,900	N	Y	N	80	1	15	Y	\$71,424.82	A	Y	Y	17
2023-135BSN	Southward Village CNI Phase 2	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	\$6,700,000	\$750,000	7,450,000	N	N/A	N	151	1	15	Y	\$48,355.25	A	Y	Y	39
2023-138BSN*	Arbours at Emerald Springs	Walton	S	Sam Johnston	Arbour Valley Development, LLC	NC	F	\$5,454,670	\$569,400	6,024,070	N	N/A	N	70	1	15	Y	\$82,443.44	B	Y	Y	24
2023-149BS	Magnolia Gardens	Volusia	M	Mark J. Kemp	Mansermar Development, LLC; Rebuild America, Inc.; Collaborative Housing Solutions, Inc.	A/R	E, Non-ALF	\$6,000,000	\$471,600	6,471,600	N	Y	N	88	1	15	Y	\$78,409.09	A	Y	Y	35

*The SAIL Request Amount was reduced during scoring which also affected the Corporation Funding Per Set-Aside Amount

On January, 27, 2023, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee’s motion to adopt the scoring results above.

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DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

3

RFA 2022-205 – Board Approved Scoring Results

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Eligible Applications

2023-116BSN	New Trail Plaza	Sarasota	M	Shawn Wilson	Blue NT Developer, LLC; CASL Developer, LLC	NC	F	\$7,200,000	\$750,000	7,950,000	Y	N/A	N	96	1	15	Y	\$79,350.00	B	Y	Y	5
2023-117BSN	Cedar Cove	Manatee	M	Shawn Wilson	Blue CC Developer, LLC	NC	E, Non-ALF	\$7,056,000	\$750,000	7,806,000	Y	Y	N	84	1	15	Y	\$77,318.64	B	Y	Y	40
2023-118SN	Skyway Lofts II	Pinellas	L	Shawn Wilson	Blue SWL2 Developer, LLC	NC	F	\$750,000	\$0	750,000	Y	N/A	N	66	1	10	Y	\$11,107.95	A	Y	Y	27
2023-119SN	Pinnacle 441, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	\$4,000,000	\$750,000	4,750,000	Y	N/A	N	100	1	15	Y	\$28,878.43	A	Y	Y	34
2023-120SN	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N/A	N	168	1	15	Y	\$44,083.33	A	Y	Y	4
2023-121SN	Avery Place Apartments	Escambia	M	Renee Sandell	Paces Preservation Partners, LLC	NC	F	\$6,850,000	\$750,000	7,600,000	Y	N/A	N	112	1	15	Y	\$52,012.60	A	Y	Y	41
2023-122BSN	Valencia at Twin Lakes	Polk	M	Michael Ruane	CORE FL Developer I LLC	NC	E, Non-ALF	\$7,200,000	\$444,000	7,644,000	Y	Y	N	86	1	15	Y	\$81,837.21	B	Y	Y	14
2023-123BSN	The Apex	Hernando	M	Chris Dischinger	LDG Multifamily, LLC	NC	F	\$7,200,000	\$750,000	7,950,000	Y	N/A	Y	216	1	19	Y	\$35,266.67	B	Y	Y	33
2023-124BS	Palm Springs Villa	Miami-Dade	L	Matthew D. Rule	National Church Residences	A/R	E, Non-ALF	\$3,000,000	\$670,800	3,670,800	Y	N	N	52	1	15	Y	\$66,346.15	A	Y	Y	28
2023-125SN	Burlington Post II	Pinellas	L	Oscar Sol	Burlington Post 2 Dev, LLC	NC	E, Non-ALF	\$2,500,000	\$636,000	3,136,000	Y	Y	N	75	1	15	Y	\$28,347.50	A	Y	Y	26
2023-127SN	Old Cutler Village Phase 2	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N/A	N	130	1	15	Y	\$45,792.12	A	Y	Y	11
2023-129BSN	The Residences at Martin Manor	Palm Beach	L	Kenneth Naylor	DM Redevelopment Developer, LLC	NC	F	\$4,940,000	\$750,000	5,690,000	Y	N/A	N	95	1	15	Y	\$44,513.45	A	Y	Y	18
2023-130BSN	Autumn Palms at Bayshore	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	NC	E, Non-ALF	\$6,000,000	\$677,200	6,677,200	Y	Y	N	72	1	15	Y	\$71,335.65	A	Y	Y	22
2023-131BSN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	F	\$2,900,000	\$750,000	3,650,000	Y	N/A	N	80	2	15	Y	\$27,307.29	A	Y	Y	46

Exhibit 3

RFA 2022-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Priority Level?	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-132SN	Magnolia Trail	Escambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	\$6,888,000	\$671,800	7,559,800	Y	Y	N	82	2	15	Y	\$82,110.00	A	Y	Y	19
2023-133BSN	Ellen Estates	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N/A	N	97	1	15	Y	\$70,541.24	A	Y	Y	29
2023-134SN	St. Joseph Manor II	Broward	L	Darren Smith	SHAG St. Joseph Developer, LLC; CHS St. Joseph Manor II Development, LLC	NC	E, Non-ALF	\$2,000,000	\$750,000	2,750,000	Y	Y	N	150	2	15	Y	\$9,978.32	A	Y	Y	15
2023-136SN	Perrine Village II	Miami-Dade	L	Kenneth Naylor	APC Perrine Development II, LLC	NC	E, Non-ALF	\$8,400,000	\$750,000	9,150,000	Y	Y	N	150	1	15	Y	\$44,290.13	A	Y	Y	3
2023-137BSN	Freedom Pointe (f.k.a. Little Havana Senior)	Miami-Dade	L	Kimberly Black King	Volunteers of America National Services	NC	E, Non-ALF	\$6,300,000	\$750,000	7,050,000	Y	Y	N	75	1	15	Y	\$68,914.44	A	Y	Y	36
2023-139BSN	Arbours at Merrillwood Family	Alachua	M	Sam Johnston	Arbour Valley Development, LLC; Alachua Housing Developer, LLC	NC	F	\$5,200,000	\$648,200	5,848,200	Y	N/A	N	70	1	15	Y	\$73,092.69	B	Y	Y	21
2023-140SN	Flats on 4th	Pinellas	L	Brett Green	Flats on 4th Developer, LLC	NC	F	\$5,376,000	\$611,300	5,987,300	Y	N/A	N	64	1	15	Y	\$77,318.64	B	Y	Y	37
2023-141BSN	Ekos on Evans	Lee	M	Christopher L. Shear	MHP FL XI Developer, LLC	NC	F	\$7,200,000	\$750,000	7,950,000	Y	N/A	N	120	1	15	Y	\$63,480.00	A	Y	Y	42
2023-142BS	Southpointe Vista (Phase II)	Miami-Dade	L	Christopher L. Shear	MHP FL IX Developer, LLC	NC	F	\$7,488,000	\$750,000	8,238,000	Y	N/A	Y	208	1	19	Y	\$29,534.76	A	Y	Y	45
2023-143SN	Heritage Village South	Miami-Dade	L	Kenneth Naylor	Heritage Village South Development, LLC	NC	F	\$6,228,000	\$750,000	6,978,000	Y	N/A	N	116	1	15	Y	\$45,959.84	A	Y	Y	1
2023-144BSN	St. Peter Claver Place Phase II	Lee	M	Eric C. Miller	NDA Developer, LLC; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	\$5,500,000	\$750,000	6,250,000	Y	N/A	N	72	1	15	Y	\$65,391.01	A	Y	Y	7
2023-145SN	Serenity Grove	Miami-Dade	L	Oliver L. Gross	Serenity Grove Developers, LLC	NC	E, Non-ALF	\$7,250,000	\$750,000	8,000,000	Y	N	N	150	1	15	Y	\$35,742.50	A	Y	Y	31
2023-146SN	Clearwater Gardens	Pinellas	L	Brett Green	Archway Clearwater Gardens Developer, LLC	NC	F	\$4,657,500	\$750,000	5,407,500	Y	N/A	N	81	1	15	Y	\$48,899.44	A	Y	Y	25

RFA 2022-205 – Board Approved Scoring Results

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2023-150SN	Corry Family Housing	Escambia	M	Scott L. Barkan	NHPF Florida Developer, LLC; AHC Development, LLC	NC	F	\$6,300,000	\$679,800	6,979,800	Y	N/A	N	75	1	15	Y	\$82,650.96	B	Y	Y	44
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2023-152BSN	Lucy Landing	Miami-Dade	L	Lewis V Swezy	RS Development Corp	NC	E, Non-ALF	\$8,400,000	\$750,000	9,150,000	Y	Y	N	110	1	15	Y	\$64,941.55	A	Y	Y	30
2023-153BSN	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	F	\$6,250,000	\$750,000	7,000,000	Y	N/A	N	96	1	15	Y	\$64,058.59	A	Y	Y	2
2023-154SN	Edison Towers II	Miami-Dade	L	Carol Gardner	TEDC Affordable Communities, Inc.	NC	E, Non-ALF	\$7,700,000	\$750,000	8,450,000	Y	Y	N	96	1	15	Y	\$65,803.72	A	Y	Y	8
2023-155BSN	Casa San Juan Diego	Collier	M	Eric C. Miller	NDA Developer, LLC; CSJD Developer, Inc.; CCHA Developer, LLC	NC	F	\$5,700,000	\$750,000	6,450,000	Y	N/A	N	80	1	15	Y	\$60,991.98	A	Y	Y	10
2023-156SN	Homestead Gardens Phase 1	Miami-Dade	L	Mario Procida	DBC Procida LLC	NC	F	\$8,400,000	\$750,000	9,150,000	Y	N/A	N	162	1	15	Y	\$41,905.81	A	Y	Y	6
2023-157BS	Garden House	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	NC	F	\$6,912,000	\$750,000	7,662,000	Y	N/A	Y	192	1	17	Y	\$29,534.76	A	Y	Y	32
2023-158BS	Dominium Poinciana Family	Osceola	M	Devon Quist	Kissimmee Leased Housing Development III, LLC	NC	F	\$7,200,000	\$0	7,200,000	Y	N/A	Y	300	1	21	Y	\$25,392.00	A	Y	Y	9

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Ineligible Applications

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DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

4

Exhibit A to RFA 2022-205 SAIL Financing Of Affordable Multifamily Housing Developments To Be Used In Conjunction With Tax-Exempt Bonds And Non-Competitive Housing Credits

**Section 4.A.5
Proximity, Mandatory Distance, and RECAP**

e. Proximity

(1) PHA or RD 515 Proximity Point Boost

(a) Does the proposed Development qualify for the PHA Proximity Point Boost?

No _____

(b) Does the proposed Development qualify for the RD 515 Proximity Point Boost?

No _____

(2) Transit Services

Applicants may select Private Transportation or provide the location information and distance for one of the remaining four Transit Services on which to base the Application's Transit Score.

(The proposed Development does not qualify to select this option with a Demographic Commitment of Family.)

(b) Other Transit Services

Service	Latitude Coordinates	Longitude Coordinates	Distance*	Points awarded for Transit Type
Public Bus Stop 1	26.666519	-80.670747	0.09	4
Public Bus Stop 2	26.666186	-80.671222	0.09	
Public Bus Stop 3				
Public Bus Transfer Stop				
Public Bus Rapid Transit Stop				
Public Rail Station				

This area intentionally left blank.

Exhibit A to RFA 2022-205 SAIL Financing Of Affordable Multifamily Housing Developments To Be Used In Conjunction With Tax-Exempt Bonds And Non-Competitive Housing Credits

(3) Community Services

Up to **three** Community Services may be selected, for a maximum 4 points for each service.

Service	Service Name	Service Address	Distance*	Points awarded for Community Services
Grocery Store	Bowling Supermarket	1425 S Main Street, Belle Glade, FL 33430	0.08	4.0
Medical Facility				
Pharmacy	K&M Drugs	364 S Main Street, Belle Glade, FL 33430	1.20	2.0
Public School	Pioneer Park Elementary	39500 Pioneer Park Road, Belle Glade, FL 33430	0.48	4.0

*Rounded up to the nearest hundredth of a mile. Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

f. Mandatory Distance Requirement

Does the proposed Development meet the Mandatory Distance Requirement automatically?

Yes _____

Does the proposed Development and any Development(s) on the List serve the same demographic commitment category, have one or more of the same Financial Beneficiaries, and meet at least one of the following criteria: (i) they are contiguous or divided by a street, and/or (ii) they are divided by a prior phase of the proposed Development?

<select one> _____

Transit Service Points calculated based on the information entered above:	4
Community Service Points calculated based on the information entered above:	10
PHA or RD Proximity Boost points achieved?	0
Total Proximity Points calculated based on information entered above:	14
Using the information entered above, does the Application meet the minimum Transit Point Requirement?	Yes
Using the information entered above, does the Application meet the minimum Proximity Point Requirement?	Yes
Using the information entered above, does the Application meet the Proximity Funding Preference?	Yes

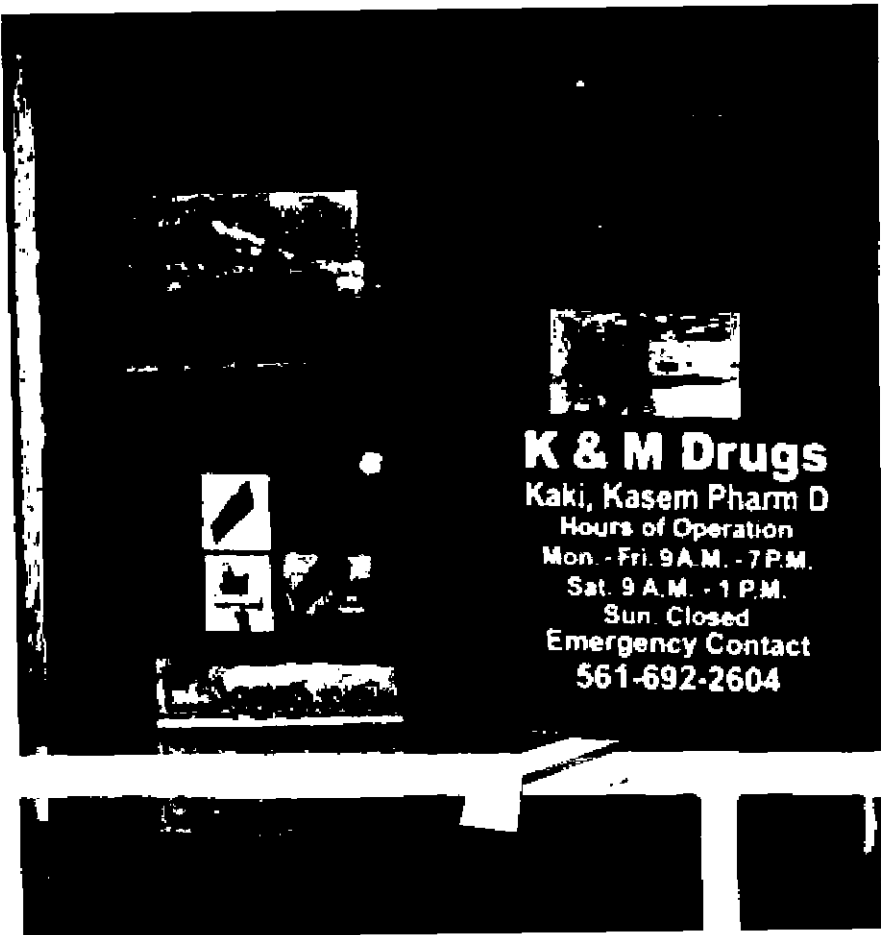
DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

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EXHIBIT

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K & M Drugs
Kaki, Kasem Pharm D
Hours of Operation
Mon. - Fri. 9 A.M. - 7 P.M.
Sat. 9 A.M. - 1 P.M.
Sun. Closed
Emergency Contact
561-692-2604

364

Exhibit 5



10/06/00

PHARMACY

For
Lease
561 308 8256

364

© 2000 Google

Image Date: 6/20/00 Lat: 36.833639° Lon: 80.667547° elev

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

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EXHIBIT

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License Verification

 Printer Friendly Version

BELLE GLADE DRUGS, LLC K & M DRUGS

License Number: PH25925

Data As Of 2/7/2023

License Information	Secondary Locations	Discipline/Admin Action	Supervising Practitioners
---------------------	---------------------	-------------------------	---------------------------

Profession	Pharmacy
License	PH25925
 License Status	CLEAR/
Qualifications	Schedule II & III Community Pharmacy
License Expiration Date	2/28/2025
License Original Issue Date	02/01/2012
Address of Record	624 S. Main Street, Suite 1 BELLE GLADE, FL 33430
Discipline on File	No
 Public Complaint	No

For instructions on how to request a license certification of your Florida license to be sent to another state from the Florida Department of Health, please visit the License Certifications web page.



Exhibit 6

[Privacy Statement](#) | [Disclaimer](#) | [Email Advisory](#) | [Accessibility](#)

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DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

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**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – LOAN FORM**

Name of Development: Calusa Pointe II
At the Southeast intersection of SR 80 and CR 827A, Belle Glade, Florida

Development Location: _____
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

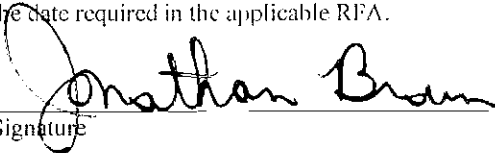
The City/County of Palm Beach County, commits \$ 2,500,000.00 at face value, (which may be used as an FHFC Non-Corporation Funding Proposal in an Application for FHFC funding if it meets the required criteria) in the form of a reduced interest rate loan to the Applicant for its use solely for assisting the proposed Development referenced above.

Please note: In some competitive processes, Florida Housing will use the face value of the commitment minus the net present value of the commitment for scoring purposes. The net present value of the above-referenced loan, based on its payment stream, inclusive of a reduced interest rate and the designated discount rate (as stated in the applicable RFA) is: \$1,343,666.75.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this loan must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.


Signature

Jonathan B. Brown

Print or Type Name

Director, Housing & Economic Development

Print or Type Title

12/15/2022

Date Signed

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. The amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

(Form Rev 07-2022)

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Principal Disclosures for the Applicant

*APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 12.14.22; Approved 12.15.22*

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

Bayside Breeze Redevelopment, LLLP

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Investor LP	TEDc Bayside Breeze GP, LLC	Limited Liability Company
2.	General Partner	TEDc Bayside Breeze GP, LLC	Limited Liability Company
3.	General Partner	Bayside Breeze, GP, LLC	Limited Liability Company
4.	General Partner	Bayside Breeze Interests, LLC	Limited Liability Company

Second Principal Disclosure Level:

Bayside Breeze Redevelopment, LLLP

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
2. (TEDc Bayside Breeze GP, LLC)	2.A. Managing Member	TEDC Affordable Communities, Inc.	Non-Profit Corporation
3. (Bayside Breeze GP, LLC)	3.A. Managing Member	Fort Walton Beach Revitalization, Inc.	Non-Profit Corporation
4. (Bayside Breeze Interests, LLC)	4.A. Sole Member	Aguirre, Jorge	Natural Person

Third Principal Disclosure Level:

Bayside Breeze Redevelopment, LLLP

[Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant](#)

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified

Third Level Entity #	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be either a Natural Person or a Trust	The organizational structure of Third Level Principal identified. Must be either a Natural Person or a Trust
2.A. (TEDC Affordable Communities, In	2.A.(1) Executive Director	Gardner, Carol	Natural Person
2.A. (TEDC Affordable Communities, In	2.A.(2) Officer/Director	Rigby, Heidi	Natural Person
2.A. (TEDC Affordable Communities, In	2.A.(3) Officer/Director	Griffin, Tedric	Natural Person
2.A. (TEDC Affordable Communities, In	2.A.(4) Officer/Director	Hudson, Deidre	Natural Person
2.A. (TEDC Affordable Communities, In	2.A.(5) Officer/Director	Lohier, Luce	Natural Person
2.A. (TEDC Affordable Communities, In	2.A.(6) Officer/Director	Brown, Laurence	Natural Person
3.A. (Fort Walton Beach Revitalization,	3.A.(1) Executive Director	Sansbury, Gail	Natural Person
3.A. (Fort Walton Beach Revitalization,	3.A.(2) Officer/Director	Thomas, Frederick	Natural Person
3.A. (Fort Walton Beach Revitalization,	3.A.(3) Officer/Director	Wolfgram, Linnette	Natural Person
3.A. (Fort Walton Beach Revitalization,	3.A.(4) Officer/Director	Tyler, Earl	Natural Person
3.A. (Fort Walton Beach Revitalization,	3.A.(5) Officer/Director	Johnson, Bernard H.	Natural Person
3.A. (Fort Walton Beach Revitalization,	3.A.(6) Officer/Director	Moffatt, Toiya	Natural Person
3.A. (Fort Walton Beach Revitalization,	3.A.(7) Officer/Director	Sawyer, Anthony	Natural Person
3.A. (Fort Walton Beach Revitalization,	3.A.(8) Officer/Director	McReynolds, Dixon	Natural Person

Exhibit 8

Principal Disclosures for the three Developers

*APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 12.14.22; Approved 12.15.22*

How many Developers are part of this Application structure? (Please complete the Principal Disclosures for each of the three Co-Developers below.)

3

Select the organizational structure for the first Co-Developer entity:

The first Co-Developer is a: Non-Profit Corporation

Provide the name of the Developer Non-Profit Corporation:

TEDC Affordable Communities, Inc.

First Principal Disclosure Level:

TEDC Affordable Communities, Inc.

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	<u>Executive Director</u>	<u>Gardner, Carol</u>	<u>Natural Person</u>
2.	<u>Officer/Director</u>	<u>Rigby, Heidi</u>	<u>Natural Person</u>
3.	<u>Officer/Director</u>	<u>Griffin, Tedric</u>	<u>Natural Person</u>
4.	<u>Officer/Director</u>	<u>Hudson, Deidre</u>	<u>Natural Person</u>
5.	<u>Officer/Director</u>	<u>Lohier, Luce</u>	<u>Natural Person</u>
6.	<u>Officer/Director</u>	<u>Brown, Laurence</u>	<u>Natural Person</u>

Principal Disclosures for the three Developers

*APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 12.14.22; Approved 12.15.22*

Select the organizational structure for the second Co-Developer entity:

The second Co-Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

Bayside Development of Fort Walton, LLC

First Principal Disclosure Level:

Bayside Development of Fort Walton, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	Managing Member	Fort Walton Beach Revitalization, Inc.	Non-Profit Corporation

Second Principal Disclosure Level:

Bayside Development of Fort Walton, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

<u>Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being</u>	<u>Second Level Entity #</u>	<u>Select the type of Principal being associated with the corresponding First Level Principal Entity</u>	<u>Enter Name of Second Level Principal</u>	<u>Select organizational structure of Second Level Principal identified</u>
1. (Fort Walton Beach Revitalization)	1.A.	Executive Director	Sansbury, Gail	Natural Person
1. (Fort Walton Beach Revitalization)	1.B.	Officer/Director	Thomas, Frederick	Natural Person
1. (Fort Walton Beach Revitalization)	1.C.	Officer/Director	Wolffgram, Linnette	Natural Person
1. (Fort Walton Beach Revitalization)	1.D.	Officer/Director	Tyler, Earl	Natural Person
1. (Fort Walton Beach Revitalization)	1.E.	Officer/Director	Johnson, Bernard H.	Natural Person
1. (Fort Walton Beach Revitalization)	1.F.	Officer/Director	Moffatt, Toiya	Natural Person
1. (Fort Walton Beach Revitalization)	1.A.	Officer/Director	Sawyer, Anthony	Natural Person
1. (Fort Walton Beach Revitalization)	1.B.	Officer/Director	McReynolds, Dixon	Natural Person

Principal Disclosures for the three Developers

*APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 12.14.22; Approved 12.15.22*

Select the organizational structure for the third Co-Developer entity:

The third Co-Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

42 Partners, LLC

First Principal Disclosure Level:

42 Partners, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level</u> Entity #	<u>Select Type of Principal of</u> Developer	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure</u> of First Level Principal identified
1.	Managing Member	Aguirre, Jorge	Natural Person

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

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FLORIDA HOUSING FINANCE CORPORATION (CORPORATION)

CONTINUOUS ADVANCE REVIEW PROCESS FOR DISCLOSURE OF APPLICANT AND DEVELOPER PRINCIPALS

Applicants responding to the Non-Competitive Application and most of the upcoming RFAs issued by the Corporation will be required to complete the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019), which is available on the Non-Competitive webpage and the webpage for each particular RFA. The Applicant must disclose on the form the Principals of the Applicant and each Developer, as required by the following instructions and the applicable program rule(s) (i.e., Rule Chapter 67-48, F.A.C., and/or Rule Chapter 67-21, F.A.C.).

To assist Applicants in meeting the Principals disclosure requirements, the Corporation offers a courtesy Advance Review Process. Under this process, the Corporation will review the Applicant's completed form and provide feedback. Applicants are not required to participate in the Advance Review Process in order to submit an Application in response to any RFA. This process is provided solely as a courtesy by the Corporation. The Advance Review Process Terms and Conditions are outlined in Item A below. Applicants may complete the form and submit it to the Corporation for review subject to the Disclosure Instructions outlined in Section B below and the Rule definitions outlined in Section C below. Sample charts and examples are provided in Section D below. In addition, the Corporation has provided Frequently Asked Questions (FAQ) on the Non-Competitive Application webpage and the webpage for each particular RFA, which may be updated from time to time.

A. Advance Review Process

The Corporation will review a completed Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019), hereunder referred to as the "Principals Disclosure Form", subject to the following terms and conditions:

1. The Corporation's review of a completed Principals Disclosure Form will be subject to the same review standards as in the Non-Competitive Application or RFA, as applicable.
2. An Applicant may submit its initial Principals Disclosure Form and any corrected Principals Disclosure Form, only in the form of an Excel file, for review to the Corporation by electronic mail (email) to FHFCAdvanceReview@floridahousing.org. An initial Principals Disclosure Form and any corrected Principals Disclosure Form submitted to the Corporation by any other means or in any form other than an Excel file will not be reviewed under the Advance Review Process by the Corporation.
3. The Applicant's email transmittal must include a contact person and email address for purposes of any response by the Corporation.
4. Corporation staff will review the Applicant's Principals Disclosure Form and notify the Applicant of any deficiency by email directed to the contact person at the email address provided by the Applicant. If the Applicant's contact email address is incomplete or if the Corporation's email is returned as undeliverable, the Corporation will make no further attempt to notify the Applicant.
5. The Corporation will only consider an initial or corrected Principals Disclosure Form that is transmitted in the form of an Excel file to the email address as specified by the Corporation.
6. The Corporation shall notify the Applicant's contact person if the Principals Disclosure Form is approved. As evidence of the Corporation's approval of a Principals Disclosure Form (whether it be the Applicant's initial form submittal, or a revised form submitted by the Applicant in response to a notice of deficiency previously issued by the Corporation), the approved Principals Disclosure Form shall be stamped (a) with the date it was received by the Corporation and (b) the date it was approved by the Corporation, for that purpose ("Stamped Principals Disclosure Form"). The received and approval stamps will be inserted in the upper right-hand corner of each page of the Principals Disclosure Form for both the Applicant and the

Developer(s). The Stamped Principals Disclosure Form shall be transmitted via email to the Applicant's contact person. The approved Principals Disclosure form will be locked and no further changes can be made to the approved form by the Applicant.

7. At the time the Application to which the Principals Disclosure Form applies is submitted to the Corporation, the Applicant must upload the Excel form along with the Application and Development Cost Pro Forma. The Corporation will only review the Stamped Principals Disclosure Form uploaded with the Application submittal to the extent necessary to confirm that it consists entirely of materials approved by the Corporation and is for the Applicant and Developer(s) stated in the Application; otherwise, the Corporation shall accept the Stamped Principals Disclosure Form as meeting the applicable requirements of the applicable RFA.

In a case where the Applicant does not have a Stamped Principals Disclosure Form (i.e., the Applicant participated in the Advance Review Process but did not receive a Stamped Principals Disclosure Form, or the Applicant chose not to participate in the Advance Review Process), an Applicant must complete the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) and upload the form as part of its Application submittal.

8. The courtesy Advance Review Process is an open, ongoing process and an Applicant may submit an initial Principals Disclosure Form or a corrected Principals Disclosure Form at any time. Applicants electing to participate in the Advance Review Process are responsible for submitting information to the Corporation in a timely manner in order to meet any applicable Application deadline. As the Advance Review Process is provided as a courtesy by the Corporation, the Corporation is under no obligation to respond within any specific timeframe. It is the Applicant's sole responsibility to submit the required information in response to an RFA by the applicable Application deadline, and in accordance with any Advance Review deadline outlined in the RFA.

Once a Stamped Principals Disclosure Form is received by the Applicant, it may be included in future RFA submissions, provided (a) the information stated on the Stamped Principals Disclosure Form is correct for the particular Application submission and, (b) the correct version of the form is provided pursuant to the RFA instructions.

B. Disclosure Instructions - Principals for the Applicant and for each Developer

For each Request for Applications (RFA) requiring the disclosure of Applicant and Developer Principals, the Applicant must complete and upload the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) as a part of the RFA submission, identifying the Principals for the Applicant and the Principals for each Developer, as follows:

1. For a Limited Partnership, identify the following: (i) the Principals of the Applicant as of the Application Deadline and (ii) the Principals for each Developer as of the Application Deadline. This list must include warrant holders and/or option holders of the proposed Development.
2. For a Limited Liability Company, identify the following: (i) the Principals of the Applicant as of the Application Deadline and (ii) the Principals for each Developer as of the Application Deadline. This list must include warrant holders and/or option holders of the proposed Development.
3. For all other entities, identify the following: (i) the Principals of the Applicant as of the Application Deadline and (ii) the Principals for each Developer as of the Application Deadline.

C. Rule Definitions for Applicant, Developer and Principal

1. "Applicant" is defined as follows:

Subsection 67-48.002(9), F.A.C.: "Applicant" means any person or legal entity of the type and with the management and ownership structure described herein that is seeking a loan or funding from the Corporation by submitting an Application or responding to a competitive solicitation pursuant to Rule

Chapter 67-60, F.A.C., for one or more of the Corporation's programs. For purposes of Rules 67-48.0105, 67-48.0205 and 67-48.031, F.A.C., Applicant also includes any assigns or successors in interest of the Applicant. Unless otherwise stated in a competitive solicitation, as used herein, a 'legal entity' means a legally formed corporation, limited partnership or limited liability company.

Subsection 67-21.002(9), F.A.C.: "Applicant" means any person or legal entity of the type and with the management and ownership structure described herein that is seeking a loan or funding from the Corporation by submitting an Application or responding to a competitive solicitation pursuant to Rule Chapter 67-60, F.A.C., for one or more of the Corporation's programs. For purposes of Rule 67-21.031, F.A.C., Applicant also includes any assigns or successors in interest of the Applicant. Unless otherwise stated in a competitive solicitation, as used herein, a 'legal entity' means a legally formed corporation, limited partnership or limited liability company.

2. "Developer" is defined in subsections 67-48.002(28) and 67-21.002(30), F.A.C., as follows:

"Developer" means any individual, association, corporation, joint venturer, or partnership which possesses the requisite skill, experience, and credit worthiness to successfully produce affordable housing as required in the Application.

3. "Principal" is defined in subsections 67-48.002(93) and 67-21.002(85), F.A.C., as follows:

(94) "Principal" means:

- (a) For a corporation, each officer, director, executive director, and shareholder of the corporation.
- (b) For a limited partnership, each general partner and each limited partner of the limited partnership.
- (c) For a limited liability company, each manager and each member of the limited liability company.
- (d) For a trust, each trustee of the trust and all beneficiaries of majority age (i.e.; 18 years of age) as of Application deadline.
- (e) For a Public Housing Authority, each officer, director, commissioner, and executive director of the Authority.

D. Sample Charts and Examples

Disclosure requirements for the Applicant and each Developer are outlined in subsections 67-48.0075, and 67-21.0025, F.A.C., as follows:

- (8) Unless otherwise stated in a competitive solicitation, disclosure of the Principals of the Applicant must comply with the following:
 - (a) The Applicant must disclose all of the Principals of the Applicant (first principal disclosure level). For Applicants seeking Housing Credits, the Housing Credit Syndicator/Housing Credit investor need only be disclosed at the first principal disclosure level and no other disclosure is required;
 - (b) The Applicant must disclose all of the Principals of all the entities identified in paragraph (a) above (second principal disclosure level);
 - (c) The Applicant must disclose all of the Principals of all of the entities identified in paragraph (b) above (third principal disclosure level). Unless the entity is a trust, all of the Principals must be natural persons; and
 - (d) If any of the entities identified in (c) above are a trust, the Applicant must disclose all of the Principals of the trust (fourth principal disclosure level), all of whom must be natural persons.
- (9) Unless otherwise stated in a competitive solicitation, disclosure of the Principals of each Developer must comply with the following:

- (a) The Applicant must disclose all of the Principals of the Developer (first principal disclosure level); and
- (b) The Applicant must disclose all of the Principals of all the entities identified in paragraph (a) above (second principal disclosure level).

To assist the Applicant in completing the Principals Disclosure Form, the Corporation has developed a decision tree chart as well as samples designed to illustrate the acceptable format for listing Principals for the Applicant and for each Developer. The chart and samples are set out below for easy reference.

1. Principal Disclosures for the Applicant and each Developer:

The Corporation is providing the following charts and examples to assist the Applicant in completing the required Principals Disclosure Form identifying the Principals for the Applicant and for each Developer. The terms Applicant, Developer and Principal are defined in Section C above and in Rules 67-48.002 and 67-21.002, F.A.C.

Section a.(1) below outlines the required information concerning the ownership structure for the Applicant entity. By the Third Principal Disclosure Level, all Principals of the Applicant entity, with the exception of a trust disclosed at the Third Principal Disclosure Level, must be natural persons (e.g., Samuel S. Smith). If a trust is disclosed at the Third Principal Disclosure Level, the Trustee and all Beneficiaries of majority age must be natural persons by the Fourth Principal Disclosure Level.

Section a.(2) below outlines the required information concerning the ownership structure of each Developer entity.

a. Charts:

(1) For the Applicant entity:

(a) Limited Partnership:

If the Applicant entity is a Limited Partnership, identify the Applicant Limited Partnership by name

and

(i) First Principal Disclosure Level:

List the Name of each General Partner of the Applicant Limited Partnership and label each as General Partner	and	List the name of each Limited Partner of the Applicant Limited Partnership and label each as either non-investor Limited Partner or investor Limited Partner (i.e., equity provider and/or placeholder), as applicable
--	-----	--

Note: For any General Partner and/or Limited Partner that is a natural person, no further disclosure is required. For any General Partner and/or Limited Partner that is **not** a natural person, a Second Principal Disclosure Level is required.

and

(ii) Second Principal Disclosure Level:

At the Second Principal Disclosure Level, the parties involved in each General Partner and Limited Partner entity can include a Limited Partnership, a Limited Liability Company, a Corporation, a Trust, a Public Housing Authority (PHA), and/or a natural person.

For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a Limited Partnership:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a Limited Liability Company:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a Corporation:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a Trust:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member, or Shareholder that is a natural person, no further disclosure is required. For any General Partner, Limited Partner, Manager, Member, or Shareholder that is **not** a natural person, a Third Principal Disclosure Level is required.

and

(iii) Third Principal Disclosure Level:

By the Third Principal Disclosure Level, the parties involved in each General Partner and Limited Partner entity must be natural persons and cannot involve any type of entity except a Trust.

For each General Partner and Limited Partner that, at the Second Principal Disclosure Level, is a Limited Partnership:	For each General Partner and Limited Partner that, at the Second Principal Disclosure Level, is a Limited Liability Company:	For each General Partner and Limited Partner that, at the Second Principal Disclosure Level, is a Corporation:	For each General Partner and Limited Partner that, at the Second Principal Disclosure Level, is a Trust:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a PHA:
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List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and

List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director
				and List the name of each Commissioner and label each as Commissioner

- (iv) If any Party involved in a General Partner or Limited Partner entity at the Third Principal Disclosure Level is a Trust, list the name of the Trustee and each Beneficiary (each of whom must be a natural person) at the Fourth Principal Disclosure Level.

By submitting this information to the Corporation, the Applicant is affirmatively stating that the parties disclosed in (i), (ii), (iii), and (iv) above constitute the entire ownership structure of the Applicant Limited Partnership entity.

- (b) Limited Liability Company:

If the Applicant entity is a Limited Liability Company, identify the Applicant Limited Liability Company by name

and

- (i) First Principal Disclosure Level:

List the name of each Manager of the Applicant Limited Liability Company and label each as either non-investor Manager or investor Manager (i.e., equity provider and/or placeholder), as applicable	and	List the name of each Member of the Applicant Limited Liability Company and label each as either non-investor Member or investor Member (i.e., equity provider and/or placeholder), as applicable
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Note: For any Manager and/or Member that is a natural person, no further disclosure is required. For any Manager and/or Member that is **not** a natural person, a Second Principal Disclosure Level is required.

and

(ii) Second Principal Disclosure Level:

At the Second Principal Disclosure Level, the parties involved in each Manager and Member entity can involve a Limited Partnership, a Limited Liability Company, a Corporation, Trust, PHA, and/or a natural person.

For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a Limited Partnership:	For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a Limited Liability Company:	For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a Corporation:	For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a Trust:	For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director
				and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member, or Shareholder that is a natural person, no further disclosure is required. For any General Partner, Limited Partner, Manager, Member, or Shareholder that is **not** a natural person, a Third Principal Disclosure Level is required.

and

(iii) Third Principal Disclosure Level:

By the Third Principal Disclosure Level, the parties involved in each Manager and Member entity must be natural persons and cannot involve any type of entity except a Trust.

For each Manager and Member that, at the Second Disclosure Level, is a Limited Partnership:	For each Manager and Member that, at the Second Disclosure Level, is a Limited Liability Company:	For each Manager and Member that, at the Second Disclosure Level, is a Corporation:	For each Manager and Member that, at the Second Disclosure Level, is a Trust:	For each Manager and Member of the Applicant that, at the Second Principal Disclosure Level, is a PHA:
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List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

- (iv) If any party involved in Manager or Member entity at the Third Principal Disclosure Level is a Trust, list the name of the Trustee and each Beneficiary (each of whom must be a natural person) at the Fourth Principal Disclosure Level.

By submitting this information to the Corporation, the Applicant is affirmatively stating that the parties disclosed in (i), (ii), (iii), and (iv) above constitute the entire ownership structure of the Applicant Limited Liability Company entity.

(c) Corporation:

If the Applicant entity is a Corporation, identify the Applicant Corporation by name

and

(i) First Principal Disclosure Level:

List the name of each Officer/Director of the Applicant Corporation and label each as Officer/Director	and	List the name of each Executive Director of the Applicant Corporation and label each as Executive Director	and	List the name of each Shareholder
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Note: For any Shareholder that is a natural person, no further disclosure is required. For any Shareholder that is not a natural person, a Second Principal Disclosure Level is required.

and

(ii) Second Principal Disclosure Level:

At the Second Principal Disclosure Level, the parties involved in each Shareholder entity can involve a Limited Partnership, a Limited Liability Company, a Corporation, a Trust, PHA, and/or a natural person.

For each Shareholder that, at the First Principal Disclosure Level, is a Limited Partnership:	For each Shareholder that, at the First Principal Disclosure Level, is a Limited Liability Company:	For each Shareholder that, at the First Principal Disclosure Level, is a Corporation:	For each Shareholder that, at the First Principal Disclosure Level, is a Trust:	For each Shareholder of the Applicant that, at the First Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member, and/or Shareholder that is a natural person, no further disclosure is required. For any General Partner, Limited Partner, Manager, Member, and/or Shareholder that is **not** a natural person, a Third Principal Disclosure Level is required.

and

(iii) Third Principal Disclosure Level:

By the Third Principal Disclosure Level, the parties involved in each Shareholder entity must be natural persons and cannot involve any type of entity except a Trust.

For each Shareholder entity that, at the Second Principal Disclosure Level, is a Limited Partnership:	For each Shareholder entity that, at the Second Principal Disclosure Level, is a Limited Liability Company:	For each Shareholder entity that, at the Second Principal Disclosure Level, is a Corporation:	For each Shareholder that, at the Second Principal Disclosure Level, is a Trust:	For each Shareholder of the Applicant that, at the Second Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director

<p style="text-align: center;">and</p> <p>List the name of each Limited Partner and label each as Limited Partner</p>	<p style="text-align: center;">and</p> <p>List the name of each Member and label each as Member</p>	<p style="text-align: center;">and</p> <p>List the name of each Executive Director, and label each as Executive Director</p>	<p style="text-align: center;">and</p> <p>List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary</p>
		<p style="text-align: center;">and</p> <p>List the name of each Shareholder and label each as Shareholder</p>	<p style="text-align: center;">and/or</p> <p>List the name of each Executive Director, and label each as Executive Director</p> <p style="text-align: center;">and</p> <p>List the name of each Commissioner and label each as Commissioner</p>

- (iv) If any party involved in a shareholder entity at the Third Principal Disclosure Level is a Trust, list the name of the Trustee and each Beneficiary (each of whom must be a natural person) at the Fourth Principal Disclosure Level.

By submitting this information to the Corporation, the Applicant is affirmatively stating that the parties disclosed in (i), (ii), (iii), and (iv) above constitute the entire ownership structure of the Applicant Corporation entity.

(2) For Each Developer entity:

For purposes of the Developer entities disclosed by the Second Principal Disclosure Level, there is no requirement that such parties be limited to natural persons.

- (a) If the Developer entity is a Limited Partnership, identify the Developer Limited Partnership entity by name

and

- (i) First Principal Disclosure Level:

List the Name of each General Partner of the Developer Limited Partnership and label each as a General Partner	and	List the name of each Limited Partner of the Developer Limited Partnership and label each as a Limited Partner
--	-----	--

Note: For any General Partner and/or Limited Partner that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

and

- (ii) Second Principal Disclosure Level:

For each General Partner or Limited Partner of the Developer that is a Limited Partnership:	For each General Partner or Limited Partner of the Developer that is a Limited Liability Company:	For each General Partner or Limited Partner of the Developer that is a Corporation:	For each General Partner and Limited Partner of the Developer that is a PHA:
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List the name of all General Partners and label each as General Partner	List the name of all Managers and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director and label each as Executive Director	List the name of each Executive Director, and label each as Executive Director
		and	and/or
		List the name of each Shareholder and label each as Shareholder	List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member and/or Shareholder that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

(b) If the Developer entity is a Limited Liability Company, identify the Developer Limited Liability Company by name

and

(i) First Principal Disclosure Level:

List the name of each Manager of the Developer Limited Liability Company and label each as a Manager	and	List the name of each Member of the Developer Limited Liability Company and label each as Member
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Note: For any Manager and/or Member that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

and

(ii) Second Principal Disclosure Level:

For each Manager and Member of the Developer that is a Limited Partnership:	For each Manager and Member of the Developer that is a Limited Liability Company:	For each Manager and Member of the Developer that is a Corporation:	For each Manager and Member of the Developer that is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director and label each as Executive Director	List the name of each Executive Director, and label each as Executive Director
		and	and/or
		List the name of each Shareholder and label each as Shareholder	List the name of each Executive Director, and label each as Executive Director and

	List the name of each Commissioner and label each as Commissioner
--	---

Note: For any General Partner, Limited Partner, Manager, Member and/or Shareholder that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

(c) If the Developer entity is a Corporation, identify the Developer Corporation by name and

(i) First Principal Disclosure Level:

List the name of each Officer of the Developer Corporation	and	List the name of each Director of the Developer Corporation	and	List the name of each Shareholder of the Developer Corporation
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Note: For any Shareholder that is a natural person (e.g., Samuel S. Smith), no further disclosure is required and

(ii) Second Principal Disclosure Level:

For each Shareholder of the Developer that is a Limited Partnership:	For each Shareholder of the Developer that is a Limited Liability Company:	For each Shareholder of the Developer that is a Corporation:	For each Shareholder of the Developer that is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director and label each as Executive Director	List the name of each Executive Director, and label each as Executive Director
		and	and/or
		List the name of each Shareholder and label each as Shareholder	List the name of each Executive Director, and label each as Executive Director
			and
			List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member and/or Shareholder that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

b. Examples are provided on the following pages, utilizing the Principals of the Applicant and Developer(s) Disclosure Form (Rev. 05-2019)

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Liability Company

Provide the name of the Applicant Limited Liability Company:

Vineland Housing, LLC

% Ownership input features will not be made available until invitation to credit underwriting

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified	% Ownership of Applicant
1.	Non-Investor Member	Vineland GP, LLC	Limited Liability Company	
2.	Investor Member	Spencer Development Corporation	For-Profit Corporation	
3.	Manager	Masters, Matthew S.	Natural Person	

Second Principal Disclosure Level:

Vineland Housing, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified	Second Level Principal % Ownership of First Level Principal
1. (Vineland GP, LLC)	1.A.	Sole Member	Acme Development, Inc.	For-Profit Corporation	

Third Principal Disclosure Level:

Vineland Housing, LLC

[Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant](#)

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified	Third Level Entity #	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be either a Natural Person or a Trust	The organizational structure of Third Level Principal identified Must be either a Natural Person or a Trust	3rd Level Principal % Ownership of 2nd Level Principal
1.A. (Acme Development, Inc.)	1.A.(1)	Executive Director	Jones, Ira X., Jr.	Natural Person	
1.A. (Acme Development, Inc.)	1.A.(2)	Officer/Director	Smith, Amy A.	Natural Person	
1.A. (Acme Development, Inc.)	1.A.(3)	Officer/Director	Jones, Peter A.	Natural Person	
1.A. (Acme Development, Inc.)	1.A.(4)	Officer/Director	Davis, Sam A.	Natural Person	
1.A. (Acme Development, Inc.)	1.A.(5)	Shareholder	Brown, Bob A.	Natural Person	
1.A. (Acme Development, Inc.)	1.A.(6)	Shareholder	Anderson, Jennifer S.	Natural Person	
1.A. (Acme Development, Inc.)	1.A.(7)	Shareholder	Adam Hampton Family Trust	Trust	

Fourth Principal Disclosure Level:

Vineland Housing, LLC

[Click here for Assistance with Completing the Entries for the Fourth Level Principal Disclosure for the Applicant](#)

Select the corresponding Third Level Principal Entity # from above for which the Fourth Level Principal is being identified	Fourth Level Entity #	Select the type of Principal being associated with the corresponding Third Level Principal Entity	Enter Name of Fourth Level Principal who must be a Natural Person	The organizational structure of Fourth Level Principal identified Must Be a Natural Person	4th Level Principal % Ownership of 3rd Level Principal
1.A.(7) (Adam Hampton Family Trust)		Trustee	Hampton, John	Natural Person	
1.A.(7) (Adam Hampton Family Trust)		Beneficiary	Hampton, Adam	Natural Person	

Principal Disclosures for the Developer

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

Acme Developers, LLC

First Principal Disclosure Level:

Acme Developers, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Manager	Acme Management, Inc.	For-Profit Corporation
2.	Member	Jones, Adam C.	Natural Person

Second Principal Disclosure Level:

Acme Developers, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
1. (Acme Management, Inc.)	Executive Director	Carr, Andy T.	Natural Person
1. (Acme Management, Inc.)	Officer/Director	Smith, Peter A.	Natural Person
1. (Acme Management, Inc.)	Officer/Director	Jones, Fred B.	Natural Person
1. (Acme Management, Inc.)	Officer/Director	Jones, Patty A.	Natural Person
1. (Acme Management, Inc.)	Officer/Director	Brown, Bobby L.	Natural Person
1. (Acme Management, Inc.)	Officer/Director	Smith, Amy S.	Natural Person
1. (Acme Management, Inc.)	Officer/Director	Taylor, Jeremy B.	Natural Person
1. (Acme Management, Inc.)	Officer/Director	Simpson, Pearl V.	Natural Person
1. (Acme Management, Inc.)	Shareholder	Anderson, Richard	Natural Person
1. (Acme Management, Inc.)	Shareholder	Taylor, Phillip F.	Natural Person
1. (Acme Management, Inc.)	Shareholder	Richardson, Albert L.	Natural Person

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

Acme Properties, LP

% Ownership input features will not be made available until invitation to credit underwriting

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified	% Ownership of Applicant
1.	General Partner	ABC, Ltd.	Limited Partnership	
2.	General Partner	Lakeshore Development, LLC	Limited Liability Company	
3.	General Partner	Smith, Peter S.	Natural Person	
4.	Investor LP	Acme Investments, LLC	Limited Liability Company	
5.	Non-Investor LP	Acme Homes 3, LLC	Limited Liability Company	

Second Principal Disclosure Level:

Acme Properties, LP

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified	Second Level Principal % Ownership of First Level Principal
1. (ABC, Ltd.)	1.A. General Partner	Jones, Adam T., Jr.	Natural Person	
1. (ABC, Ltd.)	1.B. General Partner	Smith, Peter S.	Natural Person	
1. (ABC, Ltd.)	1.C. Limited Partner	Helping Hands, Inc.	For-Profit Corporation	
2. (Lakeshore Development, LLC)	2.A. Managing Member	Lakeshore Housing Authority	Public Housing Authority	
5. (Acme Homes 3, LLC)	5.A. Manager	Smith, Adam N.	Natural Person	
5. (Acme Homes 3, LLC)	5.B. Member	Jones, Peter B.	Natural Person	
5. (Acme Homes 3, LLC)	5.C. Member	Peterson, Greg A.	Natural Person	

Third Principal Disclosure Level:

Acme Properties, LP

[Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant](#)

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified

Third Level Entity #	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be either a Natural Person or a Trust	The organizational structure of Third Level Principal identified Must be either a Natural Person or a Trust	3rd Level Principal % Ownership of 2nd Level Principal
1.C. (Helping Hands, Inc.)	1.C.(1) Executive Director	Davis, Sam A.	Natural Person	
1.C. (Helping Hands, Inc.)	1.C.(2) Officer/Director	Jones, Fred L.	Natural Person	
1.C. (Helping Hands, Inc.)	1.C.(3) Officer/Director	Jones, Patty L.	Natural Person	
1.C. (Helping Hands, Inc.)	1.C.(4) Officer/Director	Jones, Peter A.	Natural Person	
1.C. (Helping Hands, Inc.)	1.C.(5) Shareholder	Davis, Sam A.	Natural Person	
1.C. (Helping Hands, Inc.)	1.C.(6) Shareholder	Jones, Peter A.	Natural Person	
1.C. (Helping Hands, Inc.)	1.C.(7) Shareholder	Jones, Patty L.	Natural Person	
2.A. (Lakeshore Housing Authority)	2.A.(1) Executive Director	Kirkland, Andrew S.	Natural Person	
2.A. (Lakeshore Housing Authority)	2.A.(2) Commissioner	Rivers, Nancy B.	Natural Person	
2.A. (Lakeshore Housing Authority)	2.A.(3) Commissioner	Little, Candy A.	Natural Person	
2.A. (Lakeshore Housing Authority)	2.A.(4) Commissioner	Walters, Henry B.	Natural Person	

Principal Disclosures for the Developer

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Limited Partnership

Provide the name of the Developer **Limited Partnership**:

Acme Properties, Ltd.

First Principal Disclosure Level:

Acme Properties, Ltd.

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	<u>General Partner</u>	<u>ABC, Ltd.</u>	<u>Limited Partnership</u>
2.	<u>General Partner</u>	<u>Acme Homes 3, LLC</u>	<u>Limited Liability Company</u>
3.	<u>Limited Partner</u>	<u>Johnson, Charles L.</u>	<u>Natural Person</u>

Second Principal Disclosure Level:

Acme Properties, Ltd.

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Select the type of Principal being associated with the corresponding First Level Principal Entity

Select organizational structure of Second Level Principal identified

<u>Second Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of Second Level Principal</u>	<u>Select organizational structure of Second Level Principal identified</u>
<u>1. (ABC, Ltd.)</u>	<u>General Partner</u>	<u>Jones, Adam A., Jr.</u>	<u>Natural Person</u>
<u>1. (ABC, Ltd.)</u>	<u>General Partner</u>	<u>Smith, Peter A.</u>	<u>Natural Person</u>
<u>1. (ABC, Ltd.)</u>	<u>Limited Partner</u>	<u>Helping Hands, Inc.</u>	<u>For-Profit Corporation</u>
<u>2. (Acme Homes 3, LLC)</u>	<u>Sole Member</u>	<u>Smith, Peter L.</u>	<u>Natural Person</u>

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: For-Profit Corporation

Provide the name of the Applicant For-Profit Corporation:

Americana, Inc.

% Ownership input features will not be made available until invitation to credit underwriting

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified	% Ownership of Applicant
1.	Executive Director	Davis, Sam A.	Natural Person	
2.	Officer/Director	Jones, Fred L.	Natural Person	
3.	Officer/Director	Brown, Bob A.	Natural Person	
4.	Officer/Director	Jones, Patty L.	Natural Person	
5.	Officer/Director	Jones, Peter A.	Natural Person	
6.	Officer/Director	Johnson, Ken V.	Natural Person	
7.	Officer/Director	Masters, James W.	Natural Person	
8.	Shareholder	Davis, Sam A.	Natural Person	
9.	Shareholder	Jones, Peter A.	Natural Person	
10.	Shareholder	United Building, LLC	Limited Liability Company	

Second Principal Disclosure Level:

Americana, Inc.

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified	Second Level Principal % Ownership of First Level Principal
10. (United Building, LLC)	10.A. Manager	Smith, Peter T.	Natural Person	
10. (United Building, LLC)	10.B. Member	Jones, Patty L., Tenant by the Entireties	Natural Person	
10. (United Building, LLC)	10.C. Member	Jones, Adam A., Tenant by the Entireties	Natural Person	

Principal Disclosures for the Developer

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: For-Profit Corporation

Provide the name of the Developer For-Profit Corporation:

Lakeshore Development, Inc.

First Principal Disclosure Level:

Lakeshore Development, Inc.

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	<u>Executive Director</u>	<u>Kirkland, Andrew S.</u>	<u>Natural Person</u>
2.	<u>Officer/Director</u>	<u>Rivers, Nancy B.</u>	<u>Natural Person</u>
3.	<u>Officer/Director</u>	<u>Little, Candy A.</u>	<u>Natural Person</u>
4.	<u>Shareholder</u>	<u>Kirkland, Andrew S.</u>	<u>Natural Person</u>
5.	<u>Shareholder</u>	<u>Rivers, Nancy B.</u>	<u>Natural Person</u>
6.	<u>Shareholder</u>	<u>Little, Candy A.</u>	<u>Natural Person</u>

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

10

RECEIVED

BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

FEB 15 2021 12:11 PM

FLORIDA HOUSING
FINANCE CORPORATION

HTG ASTORIA, Ltd.
Petitioner

FHFC Case No: 2021-006BP
RFA No. 2020-205
App. No. 2021-197BSN

vs.

FLORIDA HOUSING
FINANCE CORPORATION.
Respondent.

AMENDED
FORMAL WRITTEN PROTEST AND PETITION
FOR ADMINISTRATIVE HEARING

Petitioner, HTG Astoria, Ltd., ("Petitioner" or "HTG Astoria"), pursuant to sections 120.57(1) and (3), Florida Statutes ("F.S.") and Rules 28-110 and 67-60, Florida Administrative Code ("FAC") hereby files this Amended Formal Written Protest and Petition for Administrative Hearing (the "Amended Petition") regarding the scoring decisions of the Respondent, Florida Housing Finance Corporation ("Florida Housing") to award funding to responsive Applicants pursuant to *RFA 2020-205 Sail Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits*. (hereinafter the "RFA")

Introduction

1 This Amended Petition is filed pursuant to sections 120.57(1) and (3), Florida Statutes, Rules 28-110 and 67-60, Florida Administrative Code.

Exhibit 10

Parties

2. Petitioner is a Florida limited company in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133.

Petitioner's address, telephone number and email address are those of its undersigned counsel for purposes of this proceeding.

3. The affected agency is Florida Housing Finance Corporation. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

Notice

4. On October 15, 2020 Florida Housing issued the RFA.

5. On November 3, 2020 and again on November 9, 2020, the RFA was modified by Florida Housing.

6. Applications in response to the RFA were due on or before November 12, 2020.

7. Florida Housing received 90 applications in response to the RFA. Petitioner, applied in response to the RFA, requesting an allocation of \$6,000,000 in Sail Funding for its proposed one-hundred and twenty (120) unit affordable housing development in Manatee County, Florida. Petitioner's application satisfied all the required elements of the RFA and is eligible for a funding award.

8. Petitioner received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, January 22, 2021 at 2:55 pm. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A". Petitioner was deemed eligible for funding but was not among those recommended for funding.

9. On Wednesday, January 27, 2021 at 12:31 pm., Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of that Notice of Intent is attached hereto as Exhibit "B".

10. On February 8th, HTG Astoria timely filed its *Formal Written Protest and Petition for Administrative Hearing*.

11. This Amended Petition is timely filed in accordance with the provisions of section 120.57(3) (b), Florida Statutes, and rules 28-110.004 and 67-60.009, Fla. Admin. Code.

Background

12. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida. Florida Housing's statutory authority and mandates are set forth in Part V of Chapter 420, Florida Statutes. See, Sections 420.501-420.55, Fla. Stat.

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

RFA 2020-205

14. Through the RFA process Florida Housing anticipated awarding an estimated \$88,959,045 of SAIL funding for proposed Developments in Small, Medium and Large Counties as defined by the RFA. (RFA at 23)

15. Appointed Review Committee members independently evaluated and scored their assigned portions of the submitted applications based on various mandatory and scored items. (RFA at 97) The maximum point total that an applicant can receive is 25 points. (RFA at 90) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at 85)

16. The RFA provides the following funding goals,

- Two Elderly, New Construction Applications located in a Large County, with a preference for at least one Application that qualifies for the Veterans Preference.
- Three Family, New Construction Applications located in a Large County with a preference that at least two Applications are from Self-Sourced Applicants.
- One Elderly, New Construction, Application located in a Medium County, with a preference for Applications that qualify for the Veteran Preference.
- Two Family, New Construction, Application located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.

(RFA at 92)

17. The RFA provides that 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 in the following order:

- a. By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.11.d of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference.
- b. Next, by the Application's Leveraging Level number (which is outlined in item 3. of Exhibit C) with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number.
- c. 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.
- d. By the Application's eligibility for the Grocery Store Funding Preference (which is outlined in Section Four A. 5. e. of the RFA) with Applications that qualify for the preference listed above that do not qualify for the preference);
- e. Next, by the Application's eligibility for the Community Service Preference which is outlined in Section Four A.5.c of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- f. 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

- g. By lottery number, resulting in the lowest lottery number receiving preference.

(RFA at 93)

18. The RFA mandates the Funding Selection Process (hereinafter "Selection Process"), as follows,

a. Goal to fund seven Medium and Large County, New Construction Applications

- (1) Goal to fund one New Construction Application located in Miami-Dade County and one New Construction Application located in Broward County.

(a) First Application

The first Application selected for funding will be the highest ranking eligible New Construction Application that is located in Miami-Dade County or Broward County, regardless of the Demographic Commitment, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

(b) Second Application

- If the first Application selected for funding was an Elderly Application located in Miami-Dade County, the second Application will be the highest-ranking Family Application located in Broward County, with a preference that it be a Self-Sourced Applicant located in Broward County.
- If the first Application selected for funding was an Elderly Application located in Broward County, the second Application will be the highest-ranking Family Application located in Miami-Dade County, with a preference that it be a Self-Sourced Application located in Miami-Dade County.
- If the first Application selected for funding was a Family Application located in Miami-Dade County, the second Application will be the highest-ranking Application located in Broward County that either (i) is an Elderly Application that qualifies for the Veterans

Preference; or (ii) is a Family Application that qualifies as a Self-Sourced Application. If there are no eligible Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Broward County, then the second Applications selected for funding will be the highest-ranking Application located in Broward County, regardless of the Demographic Commitment, the Applicant's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

- If the first Application selected for funding was a Family Application located in Broward County, the second Application will be the highest-ranking Application located in Miami-Dade County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self-Sourced Application. If there are no Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Miami-Dade County, then the second Applications selected for funding will be the highest-ranking Application located in Miami-Dade County, regardless of the Demographic Commitment, the Applicant's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

(2) Goal to fund two Elderly, Large County, New Construction Applications

This goal will be met under the following circumstances:

(a) If neither of the Applications selected to meet the goal described in (1) above are Elderly Applications, the two highest-ranking eligible Elderly, Large County, New Construction Applications that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the Goal could not be met because there were not enough eligible Applications that meets the Veterans Preference and this goal, the two highest-ranking eligible Elderly, Large County, New Construction Applications will be selected for funding, subject to the County Award Tally and both Funding Tests.

(b) If one of the Applications selected to meet the goal described in (1) above is an Elderly Applications, the highest-ranking eligible Elderly, Large County, New Construction Applications that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Large County, New Construction Applications that meets the Veterans Preference, the highest-ranking

eligible Elderly, Large County, New Construction Application will be selected for funding, subject to the County Award Tally and both Funding Tests.

(3) Goal to Fund Three Family, Large County, new Construction Applications

This goal will be met under the following circumstances:

(a) If one or both of the Applications selected to meet the goal described in (1) above is a Family Application, that Application(s) will count towards this goal. To meet this goal, the highest-ranking Family, Large County, New Construction Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met. If the goal could not be met because there were not enough eligible unfunded Self-Sourced Applications that could meet this goal, then the highest-ranking Family, Large County, new Construction Non-Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met.

(4) Goal to Fund one Elderly, Medium County, New Construction Application

The Application selected for funding will be the highest-ranking eligible Elderly, Medium County, New Construction Application that meets the Veterans Preference, subject to the Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Medium County, New Construction Applications that meets the Veterans Preference, the highest-ranking eligible Elderly, Medium County, New Construction Application will be selected for funding, subject to the Funding Tests.

(5) Goal to Fund two Family, Medium County, New Construction Applications

The first Application selected for funding will be the highest-ranking eligible Family, Medium County, New Construction Application from a Self-Sourced Applicant, subject to the County Award Tally and Funding Tests.

After the selection of the Application from a Self-Sourced Applicant or if there are no Applications from a Self-Sourced Applicant that can meet this goal, the additional Application(s) selected to meet this goal, will be the highest-ranking Family, Medium County, New Construction Application(s), regardless of whether the Application(s) is from a Self-Sourced Applicant, subject to the County Award Tally and both Funding Tests.

b. Family or Elderly (ALF or Non-ALF) Small County Applications

The highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Small County Applications, regardless of the Development Category, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Small County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Small County Applications, the remaining Small County Geographic funding will be allocated to the Medium County Geographic Category and to the Large County Geographic Category on a pro-rata basis based on the geographic distribution adjusted to meet the requirements of Section 420.5087, F.S.

c. Family or Elderly (ALF or Non-ALF) Medium County Applications

(1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Medium County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally. If funding remains and none of the eligible unfunded Family Medium County Self-Sourced Applications can meet both of the Funding Tests, no further Family Medium County Self-Sourced Applications will be selected for funding.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Medium County Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Medium County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Medium County Applications, regardless of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally. If none of the eligible unfunded Medium County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Medium County Applications,

the remaining Medium County Geographic funding will be allocated to the Large County Geographic Category.

d. Family or Elderly (ALF or Non-ALF) Large County Applications

(1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Large County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and County Award Tally.

If funding remains and none of the eligible unfunded Family Large County Self Sourced Applications can meet both Funding Tests, all remaining Self-Sourced Applicant Family Funding and Non-Self-Sourced Applicant Family Funding will be merged (“Family Funding Merge”). No further Self-Sourced Applications will be funded.

(2) One Application that meets the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Large County Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Large County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Large County Applications, regardless of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and no eligible unfunded Large County Applications can meet the Funding Tests, then no further Applications will be selected for funding and the remaining funding will be distributed as approved by the Board.

(RFA at p.93-96)

19. The following applications were selected in the following order for funding by the Review Committee:

- 2021-221S-POAH Cutler Manor II, LLC (Large County/Miami-Dade/Family)
- 2021-199BSN- University Station II Ltd. (Large County/Broward/Family)
- 2021-216 Quiet Meadows, Ltd (Large County/Palm Beach/Elderly)
- 2021-252SN-Fulham Terrace (Large County/Hillsborough/Elderly)
- 2021-244BS-Princeton Crossings LLC (Large County/Miami-Dade/Family)
- 2021-246BS-MHP FL VII, LLLP (Medium County/Collier /Elderly)
- 2021-258S-Nathan Ridge, Ltd (Medium/Clay County/Family)
- 2021-222BS-St. Peter Claver Place, Ltd (Medium County/Lee/Elderly)
- 2021-209BS -Sweetwater Apartments. (Small County/Columbia)
- 2021-251BS- RST The Willows, LP (Medium County/Saint Lucie)
- 2021-206BS- BDG Rosewood Pointe, LLC (Medium County/Osceola)
- 2021-255SN-Somersct Landings Ltd. (MediumCounty/PalmBeach)
- 2021-245BS-StadiumTowers (Large County/Miami-Dade)
- 2021-203BSN-BDG Fern Grove, LP (Large County/Orange))
- 2021-212BSN-Tallman Pines Phase I (Large County/Broward)
- 2021-269SN- Southwick Commons Ltd. (Large County/Orange)
- 2021-225S-Island Cove, LLC (Large County/Palm Beach)

HTG Astoria, Application 2021-197BSN, in Manatee County was deemed eligible but unfunded. The scoring committee erroneously found RST The Willows (the "Willows") eligible for funding. If the Willows been properly deemed ineligible then HTG Astoria would have been selected for funding under the "Family or Elderly (ALF or Non-ALF) Medium County Applications", as the highest ranking eligible unfunded Elderly Medium County Application that meets the Veterans Preference, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

The Willows
Principal Disclosure Form

20. The RFA provides as follows,

“to meet eligibility requirements, the Principals Disclosure Form must identify pursuant to subsections 67-48.002(94) ...F.A.C., the Principals of the Applicant and Developer(s) as of the Application Deadline. A Principals Disclosure Form should not include, for any organizational structure, any type of entity that is not specifically included in the Rule definition of Principal.

(RFA at 15)

21. The Applicant on their *Principal Disclosures for the Developer Form* identified the Developer as Roundstone Development, LLC. Pursuant to Rule 67-48.002(94),

(94) “Principal” means

(c) For a limited liability company, each manager and each member of the limited liability company.

22. At the Second Principal Disclosure level, the Applicant disclosed two member entities that are limited liability companies, Realty Advisors, LLC and Southmark RST, LLC. A true and correct copy of the Principal Disclosure for the Developer Form is attached hereto as Exhibit C.

23. At the Third Principal Disclosure level, Realty Advisors, LLC disclosed Realty Advisors, Inc. as the sole Member. Southmark RST, LLC disclosed Southmark Corporation as its sole Member. Neither Realty Advisors, LLC or Southmark RST, LLC disclosed a manager at the Third Principal Disclosure Level.

24. Upon information and belief, Gina H. Hay, is a Manager of Realty Advisors, LLC and was not disclosed by the Applicant entity. A true and correct copy of the Entity Information from the Nevada Corporate website is attached hereto as Exhibit D.

25. The Applicant should be deemed ineligible for failing to disclose managers on the *Principal Disclosure for Developer Form*.

Invalid Application Certification and Acknowledgement Form

26. The Applicant is required to have the Authorized Principal Representative execute the *Applicant Certification and Acknowledgement Form* (hereinafter the “Certification Form”) which indicates that the Applicant certifies and acknowledges the provisions and requirements of the RFA.

27. Item 14 of the Certification Form provides as follows,

14. In eliciting information from third parties required by and/or included in this Application, **the Applicant has provided such parties information that accurately describes the Development as proposed in this Application.** The Applicant has reviewed the third party information included in this Application and/or provided during the credit underwriting process and the information provided by any such party is based upon, and accurate with respect to, the Development as proposed in this Application.

(RFA at p. 180) (emphasis supplied)

28. The Authorized Principal Representative of the Applicant executed the Certification Form however failed to comply with Paragraph 14. The Applicant identified the Development type within the Application as Mid-Rise 4 stories. A true and accurate copy of p.4 of the Willows Application is attached hereto as Exhibit E.

29. The Site Plan provided to the County of St. Lucie however indicated that the proposed Development would consist of three stories and thus the Development Type should have been described within the application as Garden Apartments which is defined within the RFA as a building, “comprised of 1,2 or 3 stories, with or without an elevator”

30. The Applicant failed to comply with the requirements of the Certification Form and the Applicant should be deemed ineligible.

Zoning Form

31. The RFA requires that an Applicant demonstrate that as of the Application Deadline the entire proposed Development site is appropriately zoned and consistent with local land use regulations regarding density and intended use. (RFA at 48)

32. The Zoning form provided is based on information that is different than the information provided with the application, i.e. the number of floors of the proposed development.

33. As a result, the Zoning Form does not provide evidence of the "Ability to Proceed" and as such should not be considered and the Applicant deemed ineligible.

Substantial Interests Affected

34. If the Willows had been properly deemed ineligible, then HIG Astoria would have been selected for funding under the "Family or Elderly (ALF or Non-ALF) Medium County Applications", as the highest ranking eligible unfunded Elderly Medium County Application that meets the Veterans Preference.

35. Petitioner is substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Petitioners ability to obtain funding through the RFA. Consequently, Petitioners have standing to initiate and participate in this and related proceedings.

36. Petitioner is entitled to a Formal Administrative Hearing pursuant to Sections 120.57(1) and 120.57(3), Florida statutes, to resolve the issues set forth in this Amended Petition.

Disputed Issues of Material Fact and Law

37. Disputed issues of material fact and law exist and entitle Petitioners to a Formal Administrative Hearing pursuant to Section 120.57(1), Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:

- a. Whether Florida Housing's actions in determining the Willows eligible for funding were arbitrary and capricious?
- b. Whether Florida Housing's actions in determining Willows eligible elected for funding were contrary to competition?
- c. Whether Florida Housing's actions in determining Willow eligible for funding were clearly erroneous?
- d. Whether the Willows failed to disclose a Principal of the Developer Entity on the *Principal Disclosure for Developer Form*?
- e. Whether the Willows provided the same information to both Florida Housing and St. Lucie County?
- f. Whether the Willows complied with Item 14 of the *Application Certification and the Acknowledgement Form*.
- g. Whether the Zoning form submitted by Willows demonstrates that the proposed Development is properly zoned.
- h. Such, other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

38. Petitioner is entitled to relief pursuant to Section 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, and 67-60, Florida Administrative Code.

Concise Statement of Ultimate Fact and Law, Including the Specific Facts Warranting Reversal of the Agency's Intended Award

39. Petitioner participated in the RFA process to compete for an award of SAIL funds based upon the delineated scoring and ranking criteria in the RFA.

40. Unless the scoring and eligibility determination is corrected, and the preliminary allocation revised, Petitioner will be excluded from funding contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

41. A correct application of the eligibility, scoring and ranking criteria will result in funding for the Petitioner.

Right to Amend this Amended Petition

42. Petitioner reserves the right to amend this Amended Petition if additional disputed issues of material fact are identified during the discovery process in this case.

WHEREFORE, pursuant to section 120.57(3), Florida Statutes, and rule 28-110.004, Florida Administrative Code, Petitioner's request the following relief:

- a) An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)(1), Florida Statutes.
- b) If this protest cannot be resolved within seven days, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before an Administrative Law Judge ("ALJ") pursuant to Section 120.57(1) and (3), Florida Statutes.
- c) The ALJ enter a Recommended Order determining that the applications of RST The Willows, LP should have been deemed ineligible for funding and award funding to HTG Astoria, LTD.
- d) That the Corporation adopt the Recommended Order of the ALJ.

FILED AND SERVED this 15th day of February 2021.

/s/Maureen McCarthy Daughton
Maureen McCarthy Daughton
FBN 655805
Maureen McCarthy Daughton, LLC
1400 Village Square Blvd.
Ste 3-231
Tallahassee, Florida 32312
Mdaughton@mmd-lawfirm.com
(850)-345-8251

Attorney for HTG Astoria, Ltd.

SAH Funding Balance Available	1,275,936.00
Family Development Funding Balance Available	553,843.00
Elderly Development Funding Balance Available	92,959.00
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	
Medium County Funding Balance Available	
Large County Funding Balance Available	1,275,936.00

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

Application Number	Name of Development	County	County Size	Name of Applicant/Principal	Name of Developer	Dev. Category	Domestic Commitment	SAH Request	FCF Request	Total SAH Request (\$400,000)	Victims Restored?	Self-Sourced Available?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leasing Preference	Low-income Level	Priority Funding Preference?	Green's Share Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Listing Number
Two Elderly Large County New Construction Applications																						
2021-2165N	Crest Meadows	Palm Beach	L	Joseph Stukeman	Opal Meadows, LLC, McGuffey Senior Housing Corporation - Managing Member, Palm Beach County Housing Authority - Member	NC	E, Non-Alt	3,000,000	200,000	3,000,000	Y	N	132	25	F	1	Y	Y	Y	Y	Y	31
2021-2275R	Fulham Terrace	H. Haysborough	L	Larry S. Guttmann	Fulham Terrace Developer, LLC	NC	E, Non-Alt	4,000,000	600,000	4,600,000	Y	N	115	25	F	3	Y	Y	Y	Y	Y	14
Three Family Large County New Construction Applications																						
2021-2235	Culture Manor	Miami Dade	L	Aaron Corcoran	Preservation of Affordable Housing, LLC	NC	F	3,000,000	600,000	3,600,000	N	N	113	15	Y	1	Y	Y	Y	Y	Y	6
2021-2088N	Urbanity Station	Broward	L	Matthew A. Rieger	Urbanity Station Developer, LLC	NC	F	6,300,350	600,000	6,900,350	N	Y	216	25	Y	1	Y	Y	Y	Y	Y	81
2021-2663	Princeton Crossing	Miami Dade	L	Lewis V. Swezy	RS Development Corp, Lewis V. Swezy	NC	F	4,000,000	600,000	4,600,000	N	Y	150	25	Y	2	Y	Y	Y	Y	Y	38
One Elderly Medium County New Construction Application																						
2021-2465	Cadence at Hialeah Lakes	Collier	M	Chiranjeevi Sheer	VHF FL Va Developer, LLC COFF FL Developer, LLC	NC	E, Non-Alt	6,000,000	600,000	6,600,000	Y	N	160	25	Y	3	Y	Y	Y	Y	Y	8
Two Family Medium County New Construction Applications																						
2021-2255	Nathan Ridge	City	M	James R. Hoover	TVC Development, Inc.	NC	F	5,675,000		5,675,000	N	Y	192	25	Y	5	Y	Y	Y	Y	Y	28
2021-2278S	St. Peter Claver Place Phase I	Lee	M	Eric C. Meyer	National Development of America, Inc, St. Peter Claver Developer, Inc, LDA Developer, LLC	NC	F	4,075,000	600,000	4,675,000	N	N	186	25	Y	2	Y	Y	Y	Y	Y	31
Small County Application(s)																						
2021-2095S	Sweetwater Apartments Phase II	Collier	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC, The Greater Lake City Community Development Corporation, Inc.	NC	L	5,033,019	448,500	5,481,519	N	N	86	25	Y	5	Y	Y	Y	Y	Y	21
Medium County Application(s)																						
2021-2213S	The W Docks	St. Johns	M	Clyde E. Thibodeau	Foundations Development, LLC	NC	E, Non-Alt	6,000,000	600,000	6,600,000	Y	N	136	25	Y	4	Y	Y	Y	Y	Y	16
2021-2096S	Rosewood Pointe	Orlando	M	Scott Zimmerman	RS Rosewood Pointe Developer, LLC	NC	F	6,000,000	600,000	6,600,000	N	N	152	25	Y	1	Y	Y	Y	Y	Y	15
2021-2255R	Seminole Landings	Seminole	M	Jonathan L. Wolf	Seminole Landings Developer, LLC, SMA Development, LLC	NC	F	2,800,000	600,000	3,400,000	N	N	84	25	Y	3	Y	Y	Y	Y	Y	85
Large County Application(s)																						
2021-2466	Madison Towers	Miami Dade	L	Lewis V. Swezy	RS Development Corp, Lewis V. Swezy	NC	F	1,211,000	600,000	1,811,000	N	Y	109	25	Y	3	Y	Y	Y	Y	Y	67
2021-2632N	Fern Grove Apartments	Orange	L	Scott Zimmerman	RS Fern Grove Developer, LLC	NC	E, Non-Alt	5,400,000	600,000	6,000,000	Y	N	138	25	Y	3	Y	Y	Y	Y	Y	26
2021-2235R	Hallman Pines Phase I	Broward	L	Matthew A. Rieger	HHS Tuoman Villas Developer, LLC, Building Better Communities, Inc.	NC	F	7,120,000	600,000	7,720,000	N	N	80	25	Y	1	Y	Y	Y	Y	Y	48
2021-2695N	Southwest Commons	Orange	L	Jonathan L. Wolf	Southwest Commons Property Developer, LLC	NC	F	7,000,000	600,000	7,600,000	N	N	195	25	Y	3	Y	Y	Y	Y	Y	32
2021-2215	Inland Cove Apartments	Palm Beach	L	Dustin J. Smith	SHAG Island Cove, LLC, Delray South Cove, LLC	NC	F	1,020,000	600,000	1,620,000	N	N	54	25	Y	5	Y	Y	Y	Y	Y	2

On January 27, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's recommendation to award the above Applications for funding and invite the Applicants to enter into a written agreement. Any conditions for Applicant may file a notice of protest and a formal written protest in accordance with Section 219.57(3), Fla. Stat., Rule Chapter 28.150, F.A.C., and Rule 67.600b, F.A.C. Failure to file a protest within the time prescribed in Section 219.57(4), Fla. Stat., shall constitute a waiver of proposed rights under Chapter 120, Fla. Stat.

- Exhibit A

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Site	Name of Authorized Principal	Name of Developers	Dev Category	MC/ReDev or Rehab for goal?	Demo. Commitment	SAIL Request	EU Request	Total SAIL Request (\$AIL + EU)	MWRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Greenery Score Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number	
Eligible Applications																										
2021-19085N	The Grove	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc	NC	NC	E, Non-ALF	7,000,000	600,000	7,600,000	31,175,751	1,656,180	Y	Y	N	200	25	Y	3	Y	Y	Y	Y	Y	71
2021-19186H	Grove Villas	Pasco	M	Matthew A. Rieger	HTG Grove Villas Developer, LLC	NC	NC	F	5,999,000	600,000	6,599,000	14,800,000	970,000	Y	N	N	130	25	Y	5	Y	Y	Y	Y	Y	90
2021-19285N	Orchid Lake	Bravard	M	Matthew A. Rieger	HTG Orchid Lake Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	13,050,000	786,381	Y	Y	N	110	25	Y	5	Y	Y	N	Y	Y	10
2021-19385N	Island View	Palm Beach	L	Matthew A. Rieger	HTG Island View Developer, LLC	NC	NC	F	7,000,000	600,000	7,600,000	19,000,000	904,331	Y	N	N	120	25	Y	4	Y	Y	Y	Y	Y	37
2021-19485N	Parc Tower	Miami-Dade	L	Matthew A. Rieger	HTG Parc Tower Developer, LLC	NC	NL	E, Non-ALF	3,620,000	600,000	4,220,000	25,000,000	1,207,094	Y	Y	N	120	25	Y	2	Y	Y	Y	Y	Y	3
2021-19585N	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	NC	E, Non-ALF	5,999,000	600,000	6,599,000	16,000,000	884,800	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	Y	9
2021-19685	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	NC	NC	F	2,450,000	600,000	3,050,000	10,200,000	704,974	Y	N	N	96	25	Y	4	Y	Y	N	Y	Y	54
2021-19785N	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	16,500,000	954,117	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	Y	17
2021-19885H	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	34,000,000	1,863,070	Y	N	N	194	25	Y	1	Y	Y	Y	Y	Y	52
2021-19985H	University Station	Broward	L	Matthew A. Rieger	University Station I Developer, LLC	NC	NC	F	6,309,160	600,000	6,909,160	42,000,000	2,250,000	Y	N	Y	216	25	Y	1	Y	Y	Y	Y	Y	81
2021-20085N	The Berkley	Miami-Dade	L	Matthew A. Rieger	HTG Goulds Developer, LLC	NC	NC	E, Non-ALF	4,810,000	600,000	5,410,000	28,000,000	1,550,000	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	Y	53
2021-20185N	Gould Harbor	Miami-Dade	L	Matthew A. Rieger	HTG The Berkley Developer, LLC	NC	NC	F	4,095,000	600,000	4,695,000	25,000,000	1,400,000	Y	N	N	135	25	Y	2	Y	Y	Y	Y	Y	22
2021-20285	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	15,000,000	1,100,000	Y	N	N	142	25	Y	4	Y	Y	Y	Y	Y	33
2021-20385N	Fern Grove Apartments	Orange	L	Scott Zimmerman	BDG Fern Grove Developer, LLC	NC	NC	E, Non-ALF	5,400,000	600,000	6,000,000	16,000,000	950,794	Y	Y	N	138	25	Y	3	Y	Y	Y	Y	Y	26
2021-20585N	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	NC	F	5,400,000	450,000	5,850,000	9,200,000	656,040	Y	N	N	86	25	Y	5	Y	Y	Y	Y	Y	31
2021-20685	Rosewood Pointe	Osceola	M	Scott Zimmerman	BDG Rosewood Pointe Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	22,000,000	1,232,682	Y	N	N	192	25	Y	3	Y	Y	Y	Y	Y	15
2021-20735N	Tallman Pines - Phase II	Broward	L	Matthew A. Rieger	HTG Tallman HR Developer, LLC; Building Better Communities, Inc.	NC	NC	E, Non-ALF	2,770,000	600,000	3,370,000	17,000,000	960,000	Y	Y	N	75	25	Y	2	Y	Y	Y	Y	Y	69
2021-2085N	The Arbors at Valhalla Pond	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	4,230,000	600,000	4,830,000		785,000	Y	N	N	84	25	Y	5	Y	Y	Y	Y	Y	74
2021-20985*	Sweetwater Apartments Phase II	Columbia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC; The Greater Lake City Community Development Corporation, Inc.	NC	NC	F	5,053,949	408,600	5,462,749	10,000,000	750,000	Y	N	N	84	25	Y	5	Y	Y	Y	Y	Y	21
2021-21085	Cortez Pointe	Hernando	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	5,860,000	600,000	6,460,000	24,500,000	988,000	Y	N	N	128	25	Y	5	Y	Y	Y	Y	Y	49
2021-21285N	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	NC	F	2,120,000	600,000	2,720,000	17,000,000	815,000	Y	N	N	80	25	Y	1	Y	Y	Y	Y	Y	48
2021-21385N	Villa Alexandria	Miami-Dade	L	Matthew A. Rieger	HTG Villa Alexandria Developer, LLC	NC	NC	E, Non-ALF	6,040,000	600,000	6,640,000	35,000,000	1,974,950	Y	Y	N	700	25	Y	2	Y	Y	Y	Y	Y	79
2021-21485N	Osprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Osprey Pointe II Developer, LLC	NC	NC	E, Non-ALF	5,998,500	600,000	6,598,500	13,000,000	655,000	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	Y	40
2021-2165N	Quiet Meadows	Palm Beach	L	Joseph Glucksmann	Quiet Meadows, LLC; McGurdy Senior Housing Corporation - Managing Member; Palm Beach County Housing Authority - Member	NC	NC	E, Non-ALF	3,000,000	600,000	3,600,000		1,326,132	Y	Y	N	132	25	Y	1	Y	Y	Y	Y	Y	72
2021-2175N	Autumn Ridge	Palm Beach	L	Margaret C. Perez	Landmark Development Corp.; Magnolia Affordable Development, Inc.	NC	NC	E, Non-ALF	5,650,000	600,000	6,250,000		973,000	Y	Y	N	106	25	Y	4	Y	Y	Y	Y	Y	12

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Site	Name of Authorized Principal	Name of Developers	Dev Category	HC/Rehab for govt?	Demo, Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRD Request Amount	HC Request Amount	Eligible For Finding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-2185N	Cirrus Gardens	Pasco	M	Brett Green	Cirrus Gardens Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	F	6,000,000	600,000	6,600,000		765,906	Y	N	N	108	25	Y	5	Y	Y	Y	Y	60
2021-2195N	Colman Park Renaissance	Palm Beach	L	Terril Murray	NRI Development Corp.; Neighborhood Renaissance, Inc.; Stone Soup Development, Inc.	NC	NC	F	7,940,000	571,300	1,511,300		418,853	Y	N	N	42	20	Y	5	Y	Y	Y	Y	78
2021-2203N	Oakwood Preserve	Leon	M	Matthew A. Rieger	HTG Oakwood Developer, LLC	NC	NC	E, Non-ALF	5,999,990	600,000	6,599,990	15,000,000	903,887	Y	Y	N	120	20	Y	5	Y	Y	Y	Y	61
2021-2215	Culter Manor II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing, LLC	NC	NC	F	3,000,000	600,000	3,600,000		1,202,958	Y	N	N	113	25	Y	1	Y	Y	Y	Y	6
2021-2225	St. Peter Claver Place Phase I	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	HC	NC	F	4,075,000	600,000	4,675,000	14,500,000	1,012,434	Y	N	N	136	25	Y	2	Y	Y	Y	Y	51
2021-2238	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSJD Developer, Inc.; CCHA Developer, LLC	NC	NC	F	3,150,000	600,000	3,750,000	9,000,000	655,878	Y	N	N	80	25	Y	3	Y	Y	Y	Y	59
2021-2255	Island Cove Apartments	Palm Beach	L	Darren J. Smith	SHAG Island Cove, LLC; Delray Housing Group, Inc.	NC	NC	F	3,000,000	600,000	3,600,000		565,904	Y	N	N	54	25	Y	4	Y	Y	Y	Y	2
2021-2265	Hillcrest Reserve	Polk	M	Darren J. Smith	PDG Hillcrest Reserve, LLC; WJHA Development, LLC	NC	NC	F	5,600,000	394,200	5,994,200		596,637	Y	N	N	80	25	Y	5	Y	Y	Y	Y	45
2021-2275	Villas at Academy Place	Seminole	M	Darren J. Smith	Pantheon Development Group, LLC; SCHA Developer, LLC	HC	NC	F	3,540,000	514,400	4,054,400		493,084	Y	N	N	60	25	Y	5	Y	Y	Y	Y	73
2021-2295	Misty Creek Preserve	Saint Lucie	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	5,980,000	600,000	6,580,000	15,000,000	1,130,000	Y	N	N	144	25	Y	4	Y	Y	Y	Y	58
2021-2305N	Cafusa Pointe	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	6,380,000	600,000	7,000,000	15,000,000	1,040,020	Y	N	N	140	25	Y	5	Y	Y	Y	Y	5
2021-23185N	Waterview Preserve	Orange	L	Brett Green	Waterview Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	E, Non-ALF	7,000,000	600,000	7,600,000	12,500,000	908,361	Y	Y	N	178	25	Y	4	Y	Y	Y	Y	64
2021-23285	Residences at SoMi Parc	Miami-Dade	L	Alberto Milio, Jr.	Residences at SoMi Parc Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	33,000,000	1,904,995	Y	N	Y	171	25	Y	4	Y	Y	Y	Y	36
2021-23365N	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMS Development, LLC	NC	NC	F	3,531,600	600,000	4,131,600	16,500,000	872,773	Y	N	N	109	25	Y	2	Y	Y	Y	Y	42
2021-2345	Residences at Opa-Locka	Miami-Dade	L	Robert G. Hoskins	NuRock Development Partners, Inc.	NC	NC	F	4,300,000	600,000	5,500,000		1,714,175	Y	N	N	180	25	Y	2	Y	Y	Y	Y	83
2021-23585N	Hermosa Fort Myers at Evans	Lee	M	Michael R. Allan	National Development of America, Inc.; Revital Development Group, LLC	NC	NC	E, Non-ALF	5,350,000	600,000	5,950,000	9,700,000	675,062	Y	Y	N	112	25	Y	3	Y	Y	Y	Y	29
2021-2365	Magnolia Family II	Leon	M	James S. Geavley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	NC	F	6,000,000	600,000	6,600,000	n/a	1,262,264	Y	N	N	160	25	Y	4	Y	Y	Y	Y	27
2021-23785N	River Trail Apartments	Palm Beach	L	Matthew A. Rieger	HTG Ridge Developer, LLC	NC	NC	E, Non-ALF	6,999,000	600,000	7,599,000	18,300,000	879,520	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	80
2021-23895N	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	NC	E, Non-ALF	7,000,000	600,000	7,600,000	37,000,000	2,198,128	Y	Y	N	188	25	Y	3	Y	Y	Y	Y	11
2021-23985N	Culmer Apartments II	Miami-Dade	L	Kenneth Naylor	APC Culmer Development II, LLC	NC	NC	F	7,000,000	600,000	7,600,000	49,800,000	2,841,166	Y	N	N	240	25	Y	1	Y	Y	Y	Y	50
2021-24085N	Quail Roost Transit Village IV	Miami-Dade	L	Kenneth Naylor	Quail Roost IV Development, LLC	NC	NC	F	5,850,000	600,000	6,450,000	29,700,000	1,718,014	Y	N	N	200	25	Y	2	Y	Y	Y	Y	24
2021-24285	Arthur Mays Senior Residences	Miami-Dade	L	Lewis V. Swzey	RS Development Corp.; Lewis V. Swzey	NC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	15,000,000	645,003	Y	Y	N	108	25	Y	1	Y	Y	Y	Y	46
2021-24385	Liberty Renaissance	Miami-Dade	L	Lewis V. Swzey	RS Development Corp.; Lewis V. Swzey	NC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	14,000,000	876,808	Y	Y	N	98	25	Y	2	Y	Y	Y	Y	66
2021-24485	Princeton Crossings	Miami-Dade	L	Lewis V. Swzey	RS Development Corp.; Lewis V. Swzey	HC	NC	F	4,020,000	600,000	4,620,000	23,500,000	1,395,203	Y	N	Y	150	25	Y	2	Y	Y	Y	Y	38
2021-24585	Stadium Towers	Miami-Dade	L	Lewis V. Swzey	RS Development Corp.; Lewis V. Swzey	NC	NC	F	4,321,000	600,000	4,921,000	23,500,000	1,377,786	Y	N	Y	149	25	Y	3	Y	Y	Y	Y	67
2021-24685	Cadenza at Hacienda Lakes	Collier	M	Christopher I. Shear	MHP FL VII Developer, LLC; CORE FL Developer VII LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	23,500,000	1,377,786	Y	Y	N	160	25	Y	3	Y	Y	Y	Y	8

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	NC/Rehab for grants?	E, Non-ALF	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	HC Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-247BSN	Quail Roost Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Roost V Development, LLC	NC	NC	E, Non-ALF	F	5,070,000	600,000	5,670,000	20,000,000	1,238,493	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	41
2021-248BS	Cordova Estates	Miami-Dade	L	Lewis V Swezy	RS Development Corp., Lewis V. Swezy	NC	NC	F	F	5,168,000	600,000	5,768,000	30,000,000	1,084,524	Y	N	N	130	25	Y	1	Y	Y	Y	Y	63
2021-249BS	Vista at Coconut Palm	Miami-Dade	L	Kenneth Naylor	Vista at Coconut Palm Development, LLC	NC	NC	F	F	3,744,000	600,000	4,344,000	20,400,000	1,048,278	Y	N	Y	144	25	Y	4	Y	Y	N	Y	65
2021-250S	Magnolia Senior	Leon	M	James S Graulery	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	NC	E, Non-ALF	F	4,900,000	600,000	5,500,000	n/a	918,582	Y	Y	N	110	25	Y	4	Y	Y	Y	Y	20
2021-251BS	The Willows	Saint Lucie	M	Clifton E. Phillips	Roundstone Development, LLC	NC	NC	E, Non-ALF	F	6,000,000	600,000	6,600,000	13,000,000	816,600	Y	Y	N	135	25	Y	4	Y	Y	Y	Y	16
2021-252SN	Fulham Terrace	Hillsborough	L	Ferry S. Cummins	Fulham Terrace Developer, LLC	NC	NC	E, Non-ALF	F	4,000,000	600,000	4,600,000		1,159,581	Y	Y	N	116	25	Y	3	Y	Y	Y	Y	18
2021-253BSN	Arbor Park	Sarasota	M	Christopher L Shear	MHP FL X Developer, LLC	NC	NC	E, Non-ALF	F	5,810,714	600,000	6,410,714	15,000,000	962,570	Y	Y	N	126	25	Y	4	Y	Y	Y	Y	59
2021-254BSN	Princeton Grove	Okaloosa	M	Matthew A. Reger	HTG Princeton Grove Developer, LLC	NC	NC	E, Non-ALF	F	6,000,000	600,000	6,600,000	12,400,000	652,633	Y	Y	N	94	20	Y	5	Y	Y	Y	Y	82
2021-255SN	Somerset Landings	Seminole	M	Jonathan L. Wolf	Somerset Landings Developer, LLC; SHA Development, LLC	Redev	NC	F	F	2,800,000	600,000	3,400,000		1,030,245	Y	N	N	84	25	Y	3	Y	Y	Y	Y	85
2021-257BSN	Flats at Baldwin Park	Leon	M	Brett Green	Flats at Baldwin Park Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	F	F	6,000,000	600,000	6,600,000	11,900,000	842,794	Y	N	N	120	25	Y	4	Y	Y	N	Y	56
2021-258S	Nathan Ridge	Clay	M	James R. Hoover	TVC Development, Inc.	NC	NC	F	F	5,675,000		5,675,000		929,084	Y	N	Y	192	25	Y	5	Y	Y	Y	Y	28
2021-259BSN	Douglas Gardens IV	Broward	L	Christopher L Shear	MHP Douglas Developer LLC; Douglas Gardens IV Developer, LLC	NC	NC	E, Non-ALF	F	6,710,714	600,000	7,310,714	31,750,000	1,807,920	Y	Y	N	700	25	Y	2	Y	Y	Y	Y	13
2021-260BS	Aria Apartments	Saint Lucie	M	David D. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	NC	NC	F	F	6,000,000	600,000	6,600,000	14,000,000	862,000	Y	N	N	96	25	Y	5	Y	Y	Y	Y	34
2021-262BSN	Sierra Bay	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	NC	F	F	3,000,000	600,000	3,600,000	15,000,000	914,311	Y	N	N	120	25	Y	1	Y	Y	Y	Y	86
2021-263S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	E, Non-ALF	F	6,960,000	600,000	7,560,000		790,000	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	68
2021-264BS	Pinnacle Gardens	Miami-Dade	L	David D. Deutch	Pinnacle Communities, LLC	NC	NC	F	F	3,250,000	600,000	3,850,000	17,000,000	944,000	Y	N	N	119	25	Y	2	Y	Y	Y	Y	35
2021-265SN	Dunedin Senior	Pinellas	L	Timothy M. Morgan	JIC Florida Development, LLC	NC	NC	E, Non-ALF	F	4,970,000	552,000	5,522,000		575,000	Y	Y	N	71	25	Y	5	Y	Y	Y	Y	1
2021-266BSN	The Avalon	Hillsborough	L	Christopher L Shear	MHP FL VIII Developer, LLC; CORE FL Developer VIII LLC	NC	NC	E, Non-ALF	F	6,610,714	600,000	7,210,714	17,500,000	971,556	Y	Y	N	140	25	Y	3	Y	Y	Y	Y	25
2021-267BS	Puerta del Sol	Miami-Dade	L	David D. Deutch	Pinnacle Communities, LLC	NC	NC	F	F	5,450,000	600,000	6,050,000	28,000,000	1,505,000	Y	N	N	200	25	Y	2	Y	Y	Y	Y	44
2021-268BSN**	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	NC	ALF	F	4,760,000	587,300	5,347,300	9,250,000	658,603	Y	N	N	68	25	Y	5	Y	Y	N	Y	14
2021-269SN	Southwick Commons	Orange	L	Jonathan L. Wolf	Southwick Commons Property Developer, LLC	NC	NC	F	F	7,000,000	600,000	7,600,000		2,131,814	Y	N	N	195	25	Y	3	Y	Y	Y	Y	32
2021-270S	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	NC	E, Non-ALF	F	3,600,000	600,000	4,200,000		1,111,625	Y	N	N	94	25	Y	3	Y	Y	Y	Y	43
2021-271BSN	Royal Pointe	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	NC	F	F	3,264,000	600,000	3,864,000	14,000,000	811,578	Y	N	N	102	25	Y	3	Y	Y	Y	Y	39
2021-272BSN	Park Ridge II	Polk	M	Matthew A. Rieger	HTG Park Ridge II Developer, LLC	NC	NC	E, Non-ALF	F	5,999,500	550,000	6,550,000	12,900,000	835,548	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	84
2021-273S	The Villages Apartments, Phase II	Miami-Dade	L	Oliver L. Gross	Villages II Developers, LLC	NC	NC	F	F	4,800,000	600,000	5,400,000		1,329,942	Y	N	N	120	25	Y	3	Y	Y	Y	Y	57
2021-278S	Edison Towers Apartments	Miami-Dade	L	Coral A Gardner	Tacoloy Economic Development Corporation, Inc.	R	R	E, Non-ALF	F	4,500,000	600,000	5,100,000		842,126	Y	Y	N	115	20	Y	1	Y	Y	Y	Y	87
2021-279SN	Summerfield Senior Apartments	Hillsborough	L	Paul M Rhoads	InVicus Development, LLC; ADC Communities II, LLC	NC	NC	E, Non-ALF	F	6,615,000	600,000	7,215,000	N/A	706,585	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	75

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Site	Name of Authorized Principal	Name of Developer	Dev Category	NC/ReDev or Rehab for 60th?	Demo. Commitment	SAIL Request	EU Request	Total SAIL Request (SAIL + EU)	MIMRB Request Amount	HE Request Amount	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number	
Ineligible Applications																										
2021-2048SN	Barnett Villas	Orange	L	Scott Zimmerman	BDG Barnett Villas Developer, LLC	NC	NC	E, Non-ALF	5,852,560	600,000	6,452,560	18,000,000	1,061,708	N	Y	N	180	25	Y		Y	Y	Y	Y	88	
2021-2115N	Rainbow Village	Miami-Dade	L	Matthew A. Rieger	RGC Phase I Developer, LLC	NC	NC	F	3,000,000	600,000	3,600,000		1,402,039	N	N	N	299	25	Y		Y	Y	Y	Y	19	
2021-2158S	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	NC	NC	F	4,700,000	600,000	5,300,000	11,000,000	723,503	H	N	N	120	25	Y		Y	Y	Y	Y	76	
2021-224S	Westover Senior Housing	Escambia	M	Jamie A. Small	NHPF Florida Developer, LLC; AHC Development, LLC	NC	NC	E, Non-ALF	3,141,655	472,800	3,614,455		592,556	N	Y	N	80	25	Y		Y	Y	Y	Y	77	
2021-228SN	Meadowbrook Senior	Escambia	M	Scott Zimmerman	BDG Meadowbrook Commons Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000		628,154	N	Y	N	120	25	Y		Y	Y	N	Y	70	
2021-241BS	Wynwood 21 Apartments	Miami-Dade	L	Eugene Schner	Florida Wynwood Apartments, LLC	NC	NC	F	4,300,000	600,000	5,100,000	27,990,000	1,164,810	N	N	N	150	25	Y		Y	Y	Y	Y	47	
2021-256S	Serenity Grove	Miami-Dade	L	Oliver L. Gross	Serenity Grove Developers, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000		1,051,667	N	N	N	150	20	Y		Y	Y	Y	Y	62	
2021-2618SN	Lincoln Gardens Elderly	Miami-Dade	L	Alberto Milo, Jr.	Lincoln Gardens Elderly Developer, LLC	NC	NC	E, Non-ALF	3,000,000		3,000,000	14,800,000	726,339	N	Y	N	77	25	Y		Y	Y	Y	Y	55	
2021-2748SN	Bethany Gardens Apartments	Bay	M	Greg Hoss	Bethany Gardens Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	8,500,000	13,434,569	N	N	N	160	10	Y		Y	Y	Y	Y	4	
2021-2758SN	Hermosa North Fort Myers	Lee	M	Michael R. Allan	National Development of America, Inc.; Revival Development Group, LLC	NC	NC	F	5,200,000	600,000	5,800,000	8,600,000	602,384	N	N	N	86	20	Y		Y	N	Y	Y	23	
2021-2768SN	Orange on 14th Street	Manatee	M	Janet M. Srinivasellow	Gorman & Company, LLC	NC	NC	E, Non-ALF	5,000,000	600,000	5,600,000	27,500,000	1,732,484	N	Y	N	191	25	Y		Y	Y	N	Y	7	
2021-277S	3511/3621 Cleveland Avenue	Lee	M	Marcia Davis	Fort Myers Developer, LLC, Southwest Florida Affordable Development, LLC	NC	NC	F	5,903,000	401,000	6,304,000		637,313	N	N	N	90	25	Y		Y	Y	Y	Y	30	

*SAIL Request was adjusted during scoring, which affected the Corporation Funding Per Sq-Ft-As-Bld Amount
 **SAIL EU Request was adjusted during scoring.

On January 27, 2023, 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.

Maureen McCarthy Daughton, LLC

MMD LAW

Maureen McCarthy Daughton, LLC
1400 Village Square Blvd., Ste 3-231
Tallahassee, Florida 32312

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Mdaughton@mmd-lawfirm.com
www.mmd-lawfirm.com

Via Email
January 27, 2021

Ms. Ana McGlamory (Ana.McGlamory@Floridahousing.org)
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, Florida 32301

RECEIVED

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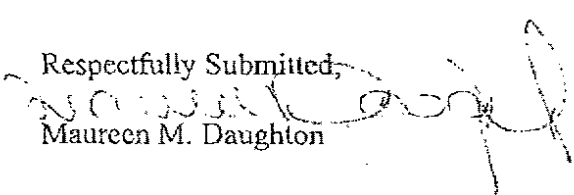
FLORIDA HOUSING
FINANCE CORPORATION

**RE: Notice of Intent to Protest, Request for Applications (RFA) 2020-205 Proposed
Funding Selections**

Dear Corporation Clerk:

On behalf of Applicant, HTG Astoria, Ltd., Application No. 2021-197BSN, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2020-205 posted by Florida Housing Finance Corporation on January 22, 2021, at 2:55pm concerning *Sail Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits*. (See Attached).

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,

Maureen M. Daughton

Cc Hugh Brown, General Counsel

- Exhibit B -

RFA 2020-205 Board Approved Preliminary Awards

State Funding Budget Available	1,372,335.00
Federal Funding Budget Available	0.00
Other Funding Budget Available	0.00
Total Funding Budget Available	1,372,335.00
State Funding Budget Available	1,372,335.00
Federal Funding Budget Available	0.00
Other Funding Budget Available	0.00
Total Funding Budget Available	1,372,335.00

State Funding Budget Available	1,372,335.00
Federal Funding Budget Available	0.00
Other Funding Budget Available	0.00
Total Funding Budget Available	1,372,335.00

Applied on Budget	Name of Development	County Site	Name of Authorized Principal	Name of Developer	Dev Category	Devel. Comment Codes	SAS Request	SU Request	Total SAS Request (SAS + SU)	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Lowest Bid Level	Proximity Funding Preference	Generosity Score	Funding Preference	Community Service	Jobs Creation	Predictive	Letter Number		
				Over Mountain (US) LLC Over Mountain (US) LLC 10000 Over Mountain Blvd Charlotte, NC 28216 www.overmountain.com	NC	E, New M1	1,000,000	600,000	1,600,000	Y	N	117	31	Y	Y	Y	Y	Y	Y	Y	Y	Y	77	
				Systematic Developer, LLC 10000 Over Mountain Blvd Charlotte, NC 28216 www.systematic.com	NC	E, New M1	400,000	400,000	800,000	Y	N	115	31	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	18

Blue Family HOME County New Construction Applications

2021-2115	Blue Family HOME	1	John Smith	Blue Family HOME LLC	NC	F	3,000,000	600,000	3,600,000	N	N	113	15	Y	Y	Y	Y	Y	Y	Y	Y	Y	6	
2021-2116	Blue Family HOME	1	John Smith	Blue Family HOME LLC	NC	F	6,500,000	600,000	7,100,000	N	Y	216	15	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	81
2021-2117	Blue Family HOME	1	John Smith	Blue Family HOME LLC	NC	F	4,000,000	800,000	4,800,000	Y	Y	150	11	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	18

One Element Medium Density New Construction Applications

2021-2118	One Element	1	John Smith	One Element LLC	NC	E, New M1	6,000,000	500,000	6,500,000	Y	N	110	15	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	8
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Two Family Medium Density New Construction Applications

2021-2119	Two Family	1	John Smith	Two Family LLC	NC	F	3,500,000	500,000	4,000,000	N	Y	190	15	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	28
2021-2120	Two Family	1	John Smith	Two Family LLC	NC	F	4,000,000	600,000	4,600,000	N	N	191	15	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	31

Small County Applications

2021-2083	Small County	5	John Smith	Small County LLC	NC	F	5,412,719	500,000	5,912,719	N	N	84	11	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	21
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Medium Density Applications

2021-2084	Medium Density	1	John Smith	Medium Density LLC	NC	E, New M1	6,000,000	500,000	6,500,000	Y	N	136	11	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	16
2021-2085	Medium Density	1	John Smith	Medium Density LLC	NC	F	4,500,000	600,000	5,100,000	N	N	137	11	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	15
2021-2086	Medium Density	1	John Smith	Medium Density LLC	NC	F	2,200,000	500,000	2,700,000	N	N	142	11	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	16

Large County Applications

2021-2087	Large County	1	John Smith	Large County LLC	NC	F	4,111,000	500,000	4,611,000	N	Y	149	11	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	17
2021-2088	Large County	1	John Smith	Large County LLC	NC	F	5,400,000	600,000	6,000,000	Y	N	138	11	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	18
2021-2089	Large County	1	John Smith	Large County LLC	NC	F	1,113,000	500,000	1,613,000	N	N	143	11	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	19
2021-2090	Large County	1	John Smith	Large County LLC	NC	F	7,000,000	600,000	7,600,000	N	N	145	11	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	20
2021-2091	Large County	1	John Smith	Large County LLC	NC	F	1,800,000	500,000	2,300,000	N	N	144	11	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	21

On January 27, 2021, the Board of Directors of the Board of Home Development reviewed the preliminary awards for funding and awarded the awards to the applicants listed above. The Board of Directors of the Board of Home Development reviewed the preliminary awards for funding and awarded the awards to the applicants listed above. The Board of Directors of the Board of Home Development reviewed the preliminary awards for funding and awarded the awards to the applicants listed above.

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Site	Name of Applicant/Principal	Name of Developer	Dev Category	RF/Revised/Retain (or Total)?	Demos. Commitment	SAL Request	CD Request	Total SAL Request (SAL + CD)	MMR Request Amount	HC Request Amount	Eligible for Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Asset	Proximity Funding Preference	Greenery Score Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number	
Eligible Applications																										
2021-19085H	Two Grove	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc.	HC	NC	E, Non-ALF	7,000,000	600,000	7,600,000	31,175,751	1,836,180	Y	Y	N	200	25	Y	3	Y	Y	Y	Y	71	
2021-19185N	Grove Villas	Pasco	M	Matthew A. Rieger	HTG Grove Villas Developer, LLC	HC	NC	F	5,999,000	600,000	6,599,000	14,800,000	970,900	Y	N	N	130	25	Y	5	Y	Y	Y	Y	90	
2021-19285N	Orchid Lake	Brevard	M	Matthew A. Rieger	HTG Orchid Lake Developer, LLC	NC	NC	E, Non-ALF	5,000,000	600,000	5,600,000	13,050,000	785,381	Y	Y	N	110	25	Y	3	Y	Y	N	Y	10	
2021-19385N	Island View	Palm Beach	L	Matthew A. Rieger	HTG Island View Developer, LLC	NC	NC	F	7,000,000	600,000	7,600,000	19,000,000	904,332	Y	N	N	120	25	Y	4	Y	Y	Y	Y	37	
2021-19485N	Parc Tower	Miami-Dade	L	Matthew A. Rieger	HTG Parc Tower Developer, LLC	NC	NC	E, Non-ALF	3,620,000	500,000	4,120,000	23,000,000	1,209,094	Y	Y	N	120	25	Y	2	Y	Y	Y	Y	3	
2021-19585N	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	NC	E, Non-ALF	5,999,000	600,000	6,599,000	16,000,000	844,800	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	9	
2021-19685N	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	NC	NC	F	4,450,000	600,000	5,050,000	10,200,000	704,974	Y	N	N	95	25	Y	4	Y	Y	N	Y	54	
2021-19785N	Astoria on 5th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	16,500,000	954,117	Y	Y	N	120	25	Y	4	Y	Y	Y	Y	17	
2021-19885N	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	NC	NC	F	5,000,000	600,000	5,600,000	24,000,000	1,164,070	Y	N	N	194	25	Y	1	Y	Y	Y	Y	52	
2021-19985N	University Station	Broward	L	Matthew A. Rieger	University Station I Developer, LLC	NC	NC	F	6,209,360	600,000	6,809,360	42,000,000	2,150,000	Y	N	Y	215	25	Y	1	Y	Y	Y	Y	81	
2021-20085N	The Berkley	Miami-Dade	L	Matthew A. Rieger	HTG Goulds Developer, LLC	NC	NC	E, Non-ALF	4,410,000	600,000	5,010,000	25,000,000	1,350,000	Y	Y	N	160	25	Y	2	Y	Y	Y	Y	53	
2021-20185N	Goulds Harbor	Miami-Dade	L	Matthew A. Rieger	HTG The Berkley Developer, LLC	NC	NC	F	4,095,000	600,000	4,695,000	25,000,000	1,400,000	Y	N	N	135	25	Y	2	Y	Y	Y	Y	22	
2021-20285	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	6,000,000	600,000	6,600,000	15,000,000	1,100,000	Y	N	N	142	25	Y	4	Y	Y	Y	Y	33	
2021-20385N	Fern Grove Apartments	Orange	L	Scott Zimmerman	BOG Fern Grove Developer, LLC	NC	NC	E, Non-ALF	5,400,000	600,000	6,000,000	36,000,000	950,704	Y	Y	N	138	25	Y	3	Y	Y	Y	Y	26	
2021-20585N	Twin Lakes Estates Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	NC	F	5,400,000	450,000	5,850,000	9,700,000	656,040	Y	N	N	86	25	Y	5	Y	Y	Y	Y	31	
2021-20685	Rosewood Pointe	Deeola	M	Scott Zimmerman	BDG Rosewood Pointe Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	22,000,000	1,232,582	Y	N	N	127	25	Y	3	Y	Y	Y	Y	15	
2021-20785N	Talman Pines - Phase II	Broward	L	Matthew A. Rieger	HTG Talman HK Developer, LLC; Building Better Communities, Inc.	NC	NC	E, Non-ALF	2,770,000	500,000	3,270,000	17,000,000	960,000	Y	Y	N	75	25	Y	2	Y	Y	Y	Y	69	
2021-2085N	The Arbors at Valhalla Pond	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	4,250,000	600,000	4,850,000		783,003	Y	N	N	84	25	Y	5	Y	Y	Y	Y	74	
2021-20985*	Sweetwater Apartment Phase II	Columbia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC; The Greater Lake City Community Development Corporation, Inc.	NC	NC	F	5,053,948	408,800	5,462,748	10,000,000	710,300	Y	N	N	84	25	Y	5	Y	Y	Y	Y	21	
2021-21085	Corte Palms	Hernando	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	5,850,000	600,000	6,450,000	18,500,000	588,800	Y	N	N	128	25	Y	5	Y	Y	Y	Y	49	
2021-21285N	Talman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Talman Villas Developer, LLC; Building Better Communities, Inc.	NC	NC	F	2,220,000	800,000	3,020,000	17,000,000	815,000	Y	N	N	80	25	Y	1	Y	Y	Y	Y	18	
2021-21385N	Vila Alexandria	Miami-Dade	L	Matthew A. Rieger	HTG Vila Alexandria Developer, LLC	NC	NC	E, Non-ALF	6,040,000	600,000	6,640,000	35,000,000	1,974,950	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	29	
2021-21485N	Ospray Pointe II	Pasco	M	Matthew A. Rieger	HTG Ospray Pointe II Developer, LLC	NC	NC	E, Non-ALF	5,898,500	850,000	6,748,500	13,000,000	655,000	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	10	
2021-2165N	Quiet Meadows	Palm Beach	L	Joseph Gluckman	Quiet Meadows, LLC; McCurdy Senior Housing Corporation - Managing Member; Palm Beach County Housing Authority - Member	NC	NC	E, Non-ALF	3,000,000	600,000	3,600,000		1,328,132	Y	Y	N	132	25	Y	1	Y	Y	Y	Y	72	
2021-2175N	Aulump Ridge	Palm Beach	L	Margaret C Perez	Landmark Development Corp.; Magnolia Affordable Development, Inc.	NC	NC	E, Non-ALF	5,650,000	600,000	6,250,000		973,000	Y	Y	N	106	25	Y	4	Y	Y	Y	Y	12	

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Seat	Name of Authorized Principal	Name of Developer	Dev Category	HC/Reduce or ReUse Inv. goal?	Green Communities	Stall Request	EU Request	Total SALT Request (SALT + EU)	MWRB Request Amount	HC Request Amount	Eligible for Funding?	Use Case Preference?	Self-Sourced Applicant?	Total Number of Units	Total Units	Per-Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Greenhouse Gases Reduction Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-2165N	Citrus Gardens	Pasco	M	Brett Green	Citrus Gardens Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	F	6,000,000	600,000	6,800,000		715,326	Y	N	N	108	25	Y	3	Y	Y	Y	Y	60
2021-2195N	Coleman Park Renaissance	Palm Beach	L	Terri Murray	NRI Development Corp.; Neighborhood Renaissance, Inc.; Stone Sour Development, Inc.	NC	NC	F	2,940,000	571,300	3,111,300		418,852	Y	N	N	42	20	Y	3	Y	Y	Y	Y	78
2021-2105N	Oakwood Preserve	Leon	M	Matthew A. Rieger	HTG Oakwood Developer, LLC	NC	NC	E, Non-ALF	5,939,990	600,000	6,199,990	15,000,000	592,547	Y	Y	N	120	29	Y	5	Y	Y	Y	Y	61
2021-2213	Cutler Manor II	Miami-Dade	L	Aeion Gornstein	Preservation of Affordable Housing, LLC	NC	NC	F	3,000,000	600,000	3,600,000		1,202,958	Y	N	N	113	25	Y	1	Y	Y	Y	Y	6
2021-2226S	St. Peter Claver Place Phase I	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; CCHA Developer, LLC	NC	NC	F	4,625,000	600,000	4,675,000	14,500,000	1,712,814	Y	N	N	134	25	Y	2	Y	Y	Y	Y	51
2021-2235S	Case San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSD Developer, Inc.; CCHA Developer, LLC	NC	NC	F	3,150,000	600,000	3,750,000	9,000,000	655,878	Y	N	N	80	26	Y	3	Y	Y	Y	Y	59
2021-2255	Island Cove Apartments	Palm Beach	L	Darren J. Smith	SHAC Island Cove, LLC; Delray Housing Group, Inc.	NC	NC	F	3,000,000	600,000	3,600,000		163,904	Y	N	N	54	25	Y	4	Y	Y	Y	Y	2
2021-2261	Hilcrest Reserve	Polk	M	Darren J. Smith	PDG Hilcrest Reserve, LLC; WBHA Development, LLC	NC	NC	F	5,600,000	394,200	5,994,200		596,537	Y	N	N	80	25	Y	5	Y	Y	Y	Y	45
2021-2275	Vistas at Academy Place	Seminole	M	Darren J. Smith	Partheon Development Group, LLC; CCHA Developer, LLC	NC	NC	F	3,540,000	514,400	4,054,400		492,084	Y	N	N	60	25	Y	5	Y	Y	Y	Y	73
2021-2295S	Misty Creek Preserve	Saint Lucie	M	J. David Page	Southport Development, Inc.; a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	5,960,000	600,000	6,560,000	15,000,000	1,150,000	Y	N	N	144	25	Y	4	Y	Y	Y	Y	58
2021-2306SN	Calusa Pointe	Palm Beach	L	J. David Page	Southport Development, Inc.; a WA corporation doing business in FL as Southport Development Services, Inc.	NC	NC	F	6,840,000	600,000	7,440,000	15,000,000	1,600,000	Y	N	N	140	25	Y	5	Y	Y	Y	Y	5
2021-2318SN	Waterview Preserve	Orange	L	Brett Green	Waterview Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.	NC	NC	E, Non-ALF	7,000,000	600,000	7,600,000	12,500,000	939,881	Y	Y	N	128	25	Y	4	Y	Y	Y	Y	64
2021-2328S	Residences at SoMi Parc	Miami-Dade	L	Alberto Mado, Jr.	Residences at SoMi Parc Developer, LLC	NC	NC	F	3,000,000	600,000	3,600,000	33,000,000	1,904,383	Y	N	Y	171	25	Y	4	Y	Y	Y	Y	36
2021-2336SN	Vista Verde	Miami-Dade	L	Kenneth Naylor	APC Vista Verde Development, LLC; HACMB Development, LLC	NC	NC	F	3,521,600	600,000	4,121,600	16,500,000	472,273	Y	N	N	109	25	Y	2	Y	Y	Y	Y	42
2021-2345	Residences at Opal Locks	Miami-Dade	L	Robert G. Hoskins	NoRock Development Partners, Inc.	NC	NC	F	4,900,000	600,000	5,500,000		1,214,175	Y	N	N	180	25	Y	2	Y	Y	Y	Y	83
2021-2358SN	Hermosa Fort Myers at Vista	Lee	M	Michael R. Allen	National Development of America, Inc.; Revell Development Group, LLC	NC	NC	E, Non-ALF	3,350,000	600,000	3,950,000	9,700,000	875,062	Y	Y	N	112	25	Y	3	Y	Y	Y	Y	29
2021-2365	Mignola Family II	Levy	M	James S. Crawley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	NC	F	6,000,000	600,000	6,600,000	N/A	1,267,264	Y	N	N	160	25	Y	4	Y	Y	Y	Y	27
2021-2378SN	River Trail Apartments	Palm Beach	L	Matthew A. Rieger	HTG Ridge Developer, LLC	NC	NC	E, Non-ALF	6,299,000	600,000	7,599,000	18,000,000	579,620	Y	Y	N	170	25	Y	4	Y	Y	Y	Y	80
2021-2388SN	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	NC	E, Non-ALF	7,000,000	600,000	7,600,000	37,000,000	2,191,114	Y	Y	N	188	25	Y	3	Y	Y	Y	Y	71
2021-2398SN	Culmer Apartments II	Miami-Dade	L	Kenneth Naylor	APC Culmer Development II, LLC	NC	NC	F	7,000,000	600,000	7,600,000	49,800,000	2,443,166	Y	N	N	240	25	Y	2	Y	Y	Y	Y	50
2021-2408SN	Quail Roost Oasis Village IV	Miami-Dade	L	Kenneth Naylor	Quail Roost IV Development, LLC	NC	NC	F	5,850,000	800,000	6,650,000	29,200,000	1,718,014	Y	N	N	200	25	Y	2	Y	Y	Y	Y	74
2021-2428S	Arthur Mays Senior Residences	Miami-Dade	L	Lewis V. Swezey	RS Development Corp.; Lewis V. Swezey	NC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	15,000,000	645,034	Y	Y	N	108	24	Y	1	Y	Y	Y	Y	46
2021-2438S	Liberty Renaissance	Miami-Dade	L	Lewis V. Swezey	RS Development Corp.; Lewis V. Swezey	NC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	14,000,000	876,804	Y	Y	N	98	25	Y	2	Y	Y	Y	Y	56
2021-2448S	Princeton Crossings	Miami-Dade	L	Lewis V. Swezey	RS Development Corp.; Lewis V. Swezey	NC	NC	F	4,020,000	600,000	4,620,000	23,500,000	1,352,204	Y	N	Y	150	25	Y	2	Y	Y	Y	Y	38
2021-2458S	Stadium Towers	Miami-Dade	L	Lewis V. Swezey	RS Development Corp.; Lewis V. Swezey	NC	NC	F	4,321,000	600,000	4,921,000	23,500,000	1,377,746	Y	N	Y	259	25	Y	3	Y	Y	Y	Y	67
2021-2468S	Centerra at Hacienda Lakes	Collier	M	Christopher L. Shear	MHP FL VII Developer, LLC; CORE FL Developer VII LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	23,500,000	1,377,746	Y	Y	N	160	25	Y	3	Y	Y	Y	Y	8

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Job	Name of Authorized Principal	Name of Developers	Dev Category	MC/Review on Sched for 2021?	Demo. Commitment	SALE Request	FFI Request	Total Sale Request (SALE + FFI)	MARF Request Amount	MC Request Amount	Eligible For Funding?	Screening Preference?	Self-Sufficient Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Priority Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
2021-24755N	Quail Roost Truss Village V	Miami-Dade		Grisetha Naylor	Quail Roost V Development, LLC	HC	NC	E, Non-ALF	5,070,000	600,000	5,670,000	20,000,000	1,228,493	Y	Y	N	169	25	Y	2	Y	Y	Y	Y	41
2021-24895	Cordova Estates	Miami-Dade	L	Lewis V Swery	AS Development Corp.; Lewis V. Swery	HC	NC	F	5,168,000	600,000	5,768,000	30,000,000	1,084,524	Y	N	N	390	25	Y	L	Y	Y	Y	Y	63
2021-24985	Vista at Coconut Palm	Miami-Dade	L	Kenneth Naylor	Vista at Coconut Palm Development, LLC	HC	NC	F	3,724,000	600,000	4,324,000	20,400,000	1,048,278	Y	N	Y	144	25	Y	4	Y	Y	N	Y	85
2021-2505	Magnolia Senior	Leon	M	James S Greulery	How Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	NC	E, Non-ALF	4,900,000	600,000	5,500,000	N/A	318,592	Y	Y	N	310	25	Y	4	Y	Y	Y	Y	20
2021-25185	The Willows	Seminole	M	Clifton E. Phillips	Roundstone Development, LLC	HC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	33,000,000	116,690	Y	Y	N	136	25	Y	4	Y	Y	Y	Y	16
2021-2525N	Fulham Terrace	Hillsborough	L	Terry S. Cummins	Fulham Terrace Developer, LLC	HC	NC	E, Non-ALF	4,000,000	600,000	4,600,000		1,155,511	Y	Y	N	116	25	Y	3	Y	Y	Y	Y	18
2021-25385N	Ashby Park	Sarasota	M	Christopher L Shear	MHP FLX Developer, LLC	NC	NC	E, Non-ALF	5,810,714	600,000	6,410,714	15,000,000	962,570	Y	Y	N	138	25	Y	4	Y	Y	Y	Y	89
2021-25485N	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HIG Princeton Grove Developer, LLC	NC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	32,400,000	152,833	Y	Y	N	94	20	Y	5	Y	Y	Y	Y	82
2021-2555N	Somerset Landings	Seminole	M	Jonathan L Wolf	Somerset Landings Developer, LLC; SHA Development, LLC	ReDev	NC	F	2,800,000	600,000	3,400,000		1,030,245	Y	N	N	84	25	Y	3	Y	Y	Y	Y	85
2021-25785N	Flats at Baldwin Park	Leon	M	Ernst Green	Flats at Baldwin Park Developer, LLC; Ludl North Real Estate Development, Inc	NC	NC	F	6,000,000	600,000	6,600,000	11,900,000	841,794	Y	N	N	120	25	Y	4	Y	Y	N	Y	56
2021-2685	Radon Ridge	Clay	M	James R. Hoover	TVC Development, Inc.	HC	NC	F	5,675,000		5,675,000		939,084	Y	N	Y	122	25	Y	5	Y	Y	Y	Y	28
2021-25985N	Douglas Gardens IV	Bloward	L	Christopher L Shear	MHP Douglas Developer, LLC; Douglas Gardens IV Developer, LLC	HC	NC	E, Non-ALF	6,710,714	600,000	7,310,714	31,750,000	1,307,920	Y	Y	N	200	25	Y	2	Y	Y	Y	Y	13
2021-26085	Aria Apartments	Saint Lucie	M	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	HC	NC	F	6,000,000	600,000	6,600,000	14,000,000	102,000	Y	N	N	96	29	Y	5	Y	Y	Y	Y	34
2021-24285N	Sierra Bay	Miami-Dade	L	Mara S. Mades	Comerstone Group Partners, LLC	NC	NC	F	3,000,000	600,000	3,600,000	15,000,000	516,311	Y	N	N	120	25	Y	1	Y	Y	Y	Y	26
2021-2645	Cokhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	HC	NC	E, Non-ALF	4,900,000	600,000	5,500,000	7,500,000	70,000	Y	Y	N	160	25	Y	5	Y	Y	Y	Y	64
2021-26485	Pinnacle Gardens	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	HC	NC	F	3,250,000	600,000	3,850,000	17,000,000	914,000	Y	N	N	118	25	Y	2	Y	Y	Y	Y	35
2021-2655N	Burdin Senior	Pinellas	L	Elmothy M. Morgan	JIC Florida Development, LLC	JIC	NC	E, Non-ALF	4,970,000	597,000	5,567,000		575,000	Y	Y	N	71	25	Y	5	Y	Y	Y	Y	1
2021-26685N	The Avilon	Hillsborough	L	Christopher L Shear	MHP FL VII Developer, LLC; CORE FL Developer VIII LLC	NC	NC	E, Non-ALF	6,610,714	600,000	7,210,714	32,500,000	971,556	Y	Y	N	140	25	Y	8	Y	Y	Y	Y	23
2021-26785	Puerta del Sol	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	HC	NC	F	5,450,000	600,000	6,050,000	28,000,000	1,505,300	Y	N	N	200	25	Y	2	Y	Y	Y	Y	44
2021-26885N**	Bayside Recre	Okaloosa	M	Michael J. Lewis	The Michaels Development Company L.P.; Bayside Development of Fort Walton, LLC	NC	NC	ALF	4,760,000	567,360	5,327,360	9,250,000	658,603	Y	N	N	64	25	Y	3	Y	Y	N	Y	14
2021-2695N	Southwick Commons	Orange	L	Jonathan L Wolf	Southwick Commons Property Developer, LLC	HC	NC	F	2,000,000	600,000	2,600,000		2,331,314	Y	N	N	195	25	Y	1	Y	Y	Y	Y	32
2021-2705	Melro Grande II	Miami-Dade	L	Mara S. Mades	Comerstone Group Partners, LLC	NC	NC	E, Non-ALF	3,600,000	600,000	4,200,000		1,111,675	Y	N	N	94	25	Y	3	Y	Y	Y	Y	43
2021-27185N	Royal Palms	Miami-Dade	L	Mara S. Mades	Comerstone Group Partners, LLC; ANM Community Development Land Trust, LLC	NC	NC	F	3,264,000	600,000	3,864,000	14,000,000	811,578	Y	N	N	102	25	Y	3	Y	Y	Y	Y	39
2021-27285N	Park Ridge II	Polk	M	Matthew A. Rieger	HIG Park Ridge II Developer, LLC	NC	NC	E, Non-ALF	5,959,500	550,800	6,510,300	12,800,000	815,248	Y	Y	N	120	25	Y	5	Y	Y	Y	Y	84
2021-2725	The Villages Apartments, Phase II	Miami-Dade	L	Oliver L. Gross	Villages II Developers, LLC	HC	NC	F	4,800,000	600,000	5,400,000		1,379,642	Y	N	N	120	25	Y	3	Y	Y	Y	Y	57
2021-2785	Edison Towers Apartments	Miami-Dade	L	Carol A. Gardner	Tecoby Economic Development Corporation, Inc.	R	R	E, Non-ALF	4,500,000	600,000	5,100,000		842,126	Y	N	N	115	20	Y	1	Y	Y	Y	Y	87
2021-2785N	Summitfield Senior Apartments	Hillsborough	L	Paul M. Rhodes	InVictus Development, LLC; ADC Communities II, LLC	NC	NC	E, Non-ALF	6,615,000	600,000	7,215,000	N/A	706,185	Y	Y	N	100	25	Y	5	Y	Y	Y	Y	75

RFA 2020-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County SDC	Name of Authorized Principal	Name of Developers	Dev Category	HC/Rever or Rehab for govt?	Demo. Commitment	SALE Request	REI Request	Fiscal Year Request (Fiscal + CIJ)	Modest Request Amount	HC Request Amount	Eligible For Fund?*	Veterans Preference?	Self-Sourced Applicants?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Priority Funding Preference	Green Star Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
Ineligible Applications																									
2021-20485H	Barnett Villas	Orange	L	Scott Zimmerman	BDG Barnett Villas Developer, LLC	NC	NC	E, Non-ALF	5,452,560	600,000	6,452,560	18,000,000	1,061,768	N	Y	N	160	25	Y	Y	Y	Y	Y	Y	88
2021-2115W	Rainbow Village	Miami-Dade	L	Matthew A. Rieger	RCC Phase I Developer, LLC	NC	NC	F	3,060,000	600,000	3,660,000		1,462,932	N	N	N	259	25	Y		Y	Y	Y	Y	19
2021-2158S	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Qrch's Apartments Developer, LLC	NC	NC	F	4,700,000	600,000	5,300,000	11,000,000	721,503	N	N	N	120	23	Y		Y	Y	Y	Y	76
2021-224S	Westover Senior Housing	Escambia	M	Johia A. Smart	N-IF Honda Developer, LLC, AHC Development, LLC	NC	NC	E, Non-ALF	3,141,835	472,800	3,614,635		598,356	N	Y	N	80	25	Y		Y	Y	Y	Y	77
2021-2285M	Meadowbrook Senior	Escambia	M	Scott Zimmerman	BDG Meadowbrook Commons Developer, LLC	NC	NC	E, Non-ALF	5,900,000	600,000	6,500,000		921,354	N	Y	N	120	25	Y		Y	Y	N	Y	70
2021-2418S	Wynwood 21 Apartments	Miami-Dade	L	Eugene Scheuer	Florida Wynwood Apartments, LLC	NC	HC	F	4,500,000	600,000	5,100,000	27,890,000	1,164,810	N	N	N	150	25	Y		Y	Y	Y	Y	47
2021-256S	Serenity Grove	Miami-Dade	L	Oliver L. Cross	Serenity Grove Developers, LLC	NC	NC	E, Non-ALF	5,000,000	600,000	5,600,000		1,061,657	N	N	N	150	20	Y		Y	Y	Y	Y	62
2021-26185H	Lincoln Gardens Elderly	Miami-Dade	L	Alberto Milo, Jr.	Lincoln Gardens Elderly Developer, LLC	NC	NC	E, Non-ALF	3,000,000		3,000,000	14,800,000	726,319	N	Y	N	77	25	Y		Y	Y	Y	Y	55
2021-27485H	Bethany Gardens Apartments	Bay	M	Grey House	Bethany Gardens Developer, LLC	NC	NC	F	6,000,000	600,000	6,600,000	8,500,000	13,434,568	N	N	N	160	10	Y		Y	Y	Y	Y	4
2021-27585H	Hermosa North Fort Myers	Lee	M	Michael R. Allen	Nation AI Development of America, Inc.; Revital Development Group, LLC	NC	NC	F	5,200,000	600,000	5,800,000	8,600,000	601,384	N	N	N	80	20	Y		Y	N	Y	Y	23
2021-27685H	Orange on 14th Street	Manatee	M	Jasit M. Srinivasan	Gerrin & Company, LLC	NC	NC	E, Non-ALF	5,000,000	600,000	5,600,000	27,500,000	1,731,484	N	Y	N	151	25	Y		Y	Y	N	Y	7
2021-277S	3613/3671 Cleveland Avenue	Lee	M	Mircea Davis	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	NC	F	5,903,000	461,000	6,364,000		637,313	N	N	N	90	25	Y		Y	Y	Y	Y	36

*SALE Request was adjusted during scoring, which affected the Corporation Funding Per Set-Aside Amount

**SALE LTI Request was adjusted during scoring.

On January 22, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion in respect to 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 67-60.005, F.A.C. Failure to file a protest within the time prescribed by Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

Principal Disclosures for the Developer

APPROVED for HOUSING CREDITS
 FHFC Advance Review
 Received 9.10.20; Approved 9.16.20

How many Developers are part of this Application structure? 1

Select the organizational structure for the Developer entity:
 The Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:
Roundstone Development, LLC

First Principal Disclosure Level: Roundstone Development, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Member	Realty Advisors, LLC	Limited Liability Company
2.	Managing Member	Clifton E. Phillips	Natural Person
3.	Member	Southmark RST, LLC	Limited Liability Company
4.	Member	The Sydney and Madelyn Phillips Trust	Trust

Second Principal Disclosure Level: Roundstone Development, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
1. (Realty Advisors, LLC)	1.A.	Sole Member	Realty Advisors, Inc.	For-Profit Corporation
3. (Southmark RST, LLC)	3.A.	Sole Member	Southmark Corporation	For-Profit Corporation
4. (The Sydney and Madelyn Phillip	4.A.	Trustee	Bradford A. Phillips	Natural Person
4. (The Sydney and Madelyn Phillip	4.B.	Trustee	Ceil Maynard	Natural Person
4. (The Sydney and Madelyn Phillip	4.C.	Trustee	Marty Stephens	Natural Person
4. (The Sydney and Madelyn Phillip	4.D.	Beneficiary	Sydney Phillips	Natural Person
4. (The Sydney and Madelyn Phillip	4.E.	Beneficiary	Madelyn Phillips	Natural Person

- Exhibit C -

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

REALTY ADVISORS, LLC

Entity Number:

E0786252005-7

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

11/21/2005

NV Business ID:

NV20051704206

Termination Date:

Perpetual

Annual Report Due Date:

11/30/2021

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

- Exhibit D -

Name of Individual or Legal Entity:

NATIONAL REGISTERED AGENTS, INC.

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Commercial Registered Agent

NV Business ID:

NV20181908806

Office or Position:

Jurisdiction:

DELAWARE

Street Address:

701 S CARSON ST STE 200, Carson City, NV, 89701, USA

Mailing Address:

Individual with Authority to Act:

MATTHEW TAYLOR

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	GINA H KAY	1603 LBJ FREEWAY, SUITE 800, Dallas, TX, 75234, USA	10/09/2019	Active

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[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

[Return to Search](#)

[Return to Results](#)

Zip: 75234
Telephone: 972 243-4205 2
E-Mail Address: Roundstonefl@rstdev.com

(2) Operational Contact Person information (optional)

First Name: Alison
Middle Initial: Click here to enter text.
Last Name: Colvard
Organization: Roundstone Development, LLC
Street Address: 420 Snug Harbor Drive
City: Merritt Island
State: FL
Zip: 32953
Telephone: 321 626-8040 extension
E-Mail Address: Roundstonefl@rstdev.com

4. General Proposed Development Information

a. Name of the proposed Development

The Willows

b. Development Category/Rental Assistance (RA) Level

(1) Select the Development Category

New Construction

* Note: Self-Sourced Applicants must select New Construction.

**For purposes of SAIL funding, Rehabilitation includes Substantial Rehabilitation.

(2) The Development Category requirements are outlined in Section Four.

(3) Rental Assistance (RA) Level

If applicable, the Corporation will calculate the Rental Assistance (RA Level) based on the Development Category Qualification Letter provided as **Attachment 6** and using the criteria described in Section Four.

c. Select the Development Type

Mid-Rise (4 stories)

For purposes of the Leveraging Classification calculation, if the Development Category is New Construction or Redevelopment (with or without acquisition), and if there are units in multiple Development Types, breakdown the number of units in each Development

Type in the chart below. If all units are in the same Development Type, the chart is not required.

Development Type	Number of Residential Units for the Development Type
Garden	Enter the number of units
Townhouses	Enter the number of units
Mid-Rise 4 stories	<u>136</u>
Mid-Rise 5 – 6 stories	Enter the number of units
High-Rise	Enter the number of units

d. Enhanced Structural Systems (“ESS”) Construction Qualifications

Does the proposed Development meet the requirements to be considered ESS Construction as outlined in Section Four A.4.d. of the RFA?

No

5. Location of proposed Development

a. County: Saint Lucie

b. Development Location

(1) Address of Development Site:

East side of Lennard Rd approx. 1,000 ft north of the intersection of Prima Vista Blvd and Lennard Rd

(2) City of Development Site:

Unincorporated St Lucie County

c. Does the proposed Development consist of Scattered Sites?

No

d. Latitude and Longitude Coordinates

(1) Development Location Point

Latitude in decimal degrees, rounded to at least the sixth decimal place
27.333188°

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

11

**BEFORE THE STATE OF FLORIDA
FLORIDA DIVISION OF ADMINISTRATIVE HEARINGS**

HTG ASTORIA, LTD.

DOAH CASE NO. 21-0725BID

Petitioner,

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent

and

RST THE WILLOWS, LP,

Intervenor.

_____/

MHP FL VIII, LLP,

DOAH CASE NO. 21-0726BID

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

BDG FERN GROVE, LP,

Intervenor.

_____/

VISTA AT COCONUT PALM, LTD,

DOAH CASE NO. 21-0727BID

Petitioner,

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

UNIVERSITY STATION I, LLC, RESIDENCES
AT SOMI PARC, LLC, AND BDG FERN
GROVE, LP,

Intervenors.

Exhibit 11

**STIPULATION FOR ENTRY OF FINDINGS OF FACT AND RECOMMENDED
ORDER IN FAVOR OF PETITIONER HTG ASTORIA, LTD**

Pursuant to Section 120.57(4), Florida Statutes, Petitioner, HTG Astoria, Ltd., (“HTG Astoria”), Intervenor, RST The Willows, LP (“RST Willows”), and Respondent, Florida Housing Finance Corporation (“Florida Housing”), hereby stipulate and agree as follows:

1. HTG Astoria (Application #2021-197BSN) and RST Willows (Application #2021-249BS) each submitted applications in Request for Applications 2020-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits (the “RFA”). Each application was scored as having satisfied eligibility requirements for funding. RST’s Application was preliminarily selected for funding and HTG Astoria’s Application was not.

2. HTG Astoria timely filed a Petition for Administrative Hearing challenging the eligibility and selection of RST Willows’ application for funding. In particular, HTG Astoria challenged Florida Housing’s determination that RST Willows satisfied the Principal Disclosure Requirements of the RFA.

AGREEMENT TO RESOLVE DISPUTE

3. As a result of factual information learned by the parties through discovery, the parties, in the interest of avoiding time, expense, and uncertainty of further litigation, agree to the following findings of fact and to resolve this litigation on the following terms:

a. RST Willows agrees to the designation of its application as ineligible for consideration for funding, and hereby waives the right to challenge that designation. RST Willows denies any wrongdoing or intentional misrepresentation, and neither HTG Astoria nor Florida Housing assert any wrongdoing or intentional misrepresentations by RST Willows.

b. Florida Housing agrees that RST Willows is ineligible for funding under RFA 2020-205.

c. Florida Housing agrees that this Stipulation does not constitute the withdrawal of an application by RST Willows, or by its Applicant, Developer, Principals of the Applicant or Developer, affiliate of the Applicant or Developer, or Financial Beneficiary of the Applicant or Developer, and shall not result in any point loss, preference loss, ineligibility determination, penalty, or negative impact of any kind against such entities or individuals in any pending or future Florida Housing program.

d. Florida Housing agrees that neither the submission of RST Willows' application nor this Stipulation shall impact in any way the ability of RST Willows, the Applicant and Developer entities identified in RST Willows' Application, or the Principals of the Applicant or Developer entities from submitting Applications in the future for other RFAs or funding programs and having those Applications considered for funding under the terms of those future RFAs or funding programs.

e. RST Willows agrees that the Application of HTG Astoria is eligible for funding and waives the right to challenge that factual finding and an Order ruling that the Application of HTG Astoria is eligible for funding. At the time of filing this Stipulation, there are no challenges to the eligibility of HTG Astoria and Florida Housing's position is that HTG Astoria is eligible for funding in RFA 2020-205.

f. Consistent with this Stipulation, the parties respectfully request that the Administrative Law Judge enter the following Finding of Fact into a Recommended Order providing that:

- i. the RST Willows application should be deemed ineligible for funding.

4. All parties shall be responsible for their own costs and attorneys' fees incurred in this matter.

RESPECTFULLY SUBMITTED this 22nd day of March, 2021.

/s/ *Betty C. Zachem*

Betty C. Zachem, Esq.
Florida Bar # 025821
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301
betty.zachem@floridahousing.org

*Counsel for Florida Housing
Finance Corporation*

/s/ *Michael P. Donaldson*

Michael P. Donaldson, Esq.
Florida Bar No. 0802761
CARLTON FIELDS, P.A.
Post Office Drawer 190
Tallahassee, Florida 32302
Email: mdonaldson@carltonfields.com
Add'l: rcbrown@carltonfields.com

*Counsel for RST The Willows, LP and
Residences at SoMi Parc, LLC*

/s/ *Maureen M. Daughton*

Maureen McCarthy Daughton, Esq.
Florida Bar # 655805
Maureen McCarthy Daughton, LLC
1400 Village Square Boulevard, Suite 3-231
Tallahassee, Florida 32312
mداughton@mmd-lawfirm.com

Counsel for HTG Astoria

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished by E-Mail this 22nd day of March 2021 to:

Hugh Brown, General Counsel
Christopher McGuire, Assistant General Counsel
Betty Zachem, Assistant General Counsel
Florida Housing and Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301
hugh.brown@floridahousing.org
chris.mcguire@floridahousing.org
Betty.Zachem@floridahousing.org
Add'l: ana.mcglamory@floridahousing.org
Counsel for Respondent
Florida Housing Finance Corporation

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Tallahassee, Florida 32312
mداughton@mmd-lawfirm.com
Counsel for HTG Astoria, Ltd. and University
Station, I, LLC

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balong@radeylaw.com
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Scann Frazier
Marc Ito
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Counsel for MHP FL VIII, LLLP

Craig Varn
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Add'l: asmith@mansonbolves.com
Counsel for Fulham Terrace, Ltd.

Michael Glazer
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mglazer@ausley.com
Add'l: jmcvancy@ausley.com
Counsel for BDG Fern Grove LP

/s/ Michael P. Donaldson
Attorney

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

12

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L22000519808
FILED 8:00 AM
December 12, 2022
Sec. Of State
jafason

Article I

The name of the Limited Liability Company is:

TEDC BAYSIDE BREEZE GP, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

5900 NW 7TH AVE
102
MIAMI, FL. US 33127

The mailing address of the Limited Liability Company is:

5900 NW 7TH AVE
102
MIAMI, FL. US 33127

Article III

The name and Florida street address of the registered agent is:

GARDNER CAROL
5900 NW 7TH AVE
102
MIAMI, FL. 33127

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: CAROL GARDNER

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
TACOLCY ECONOMIC DEVELOPMENT CORP INC
5900 NW 7TH AVE, STE 102
MIAMI, FL. 33127 US

L22000519808
FILED 8:00 AM
December 12, 2022
Sec. Of State
jafason

Article V

The effective date for this Limited Liability Company shall be:

12/09/2022

Signature of member or an authorized representative

Electronic Signature: DMORDECAIEDWARDS

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

13

2022 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N13000009539

FILED
Mar 22, 2022
Secretary of State
8605165237CC

Entity Name: TEDC AFFORDABLE COMMUNITIES INC.

Current Principal Place of Business:

5900 NW 7 AVENUE,
SUITE 102
MIAMI, FL 33127

Current Mailing Address:

5900 NW 7TH AVENUE
SUITE 102
MIAMI, FL 33127 US

FEI Number: 46-4180732

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

EDWARDS AND FEANNY, PA
9580 SW 107 AVENUE
SUITE 204 B
MIAMI, FL 33176 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DEBORAH EDWARDS

03/22/2022

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P
Name GARDNER, CAROL
Address 5900 NW 7 AVENUE,
SUITE 102
City-State-Zip: MIAMI FL 33127

Title CFO, ASST. SECRETARY
Name RIGBY, HEIDI
Address 5900 NW 7TH AVENUE
SUITE 102
City-State-Zip: MIAMI FL 33127

Title DIRECTOR
Name LOHIER, LUCE
Address 5900 NW 7TH AVE
SUITE 102
City-State-Zip: MIAMI FL 33127

Title DIRECTOR, SECRETARY
Name HUDSON, DEIDRE
Address 5900 NW 7TH AVE
SUITE 102
City-State-Zip: MIAMI FL 33127

Title DIRECTOR
Name GRIFFIN, TEDRIC
Address 5900 NW 7TH AVE
SUITE 102
City-State-Zip: MIAMI FL 33127

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: HEIDI RIGBY

CFO

03/22/2022

Electronic Signature of Signing Officer/Director Detail

Date

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

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EXHIBIT

14

2022 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N18000012278

Entity Name: FORT WALTON BEACH REVITALIZATION, INC.

Current Principal Place of Business:

27 ROBINWOOD DR SW
FT WALTON BEACH, FL 32548

Current Mailing Address:

27 ROBINWOOD DR SW
FT WALTON BEACH, FL 32548 US

FEI Number: 84-2418237

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SANSBURY, GAIL
27 ROBINWOOD DR SW
FT WALTON BEACH, FL 32548 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title D
Name THOMAS, FREDERICK
Address 27 ROBINWOOD DR SW
City-State-Zip: FT WALTON BEACH FL 32548

Title D
Name SAWYER, ANTHONY
Address 27 ROBINWOOD DR SW
City-State-Zip: FT WALTON BEACH FL 32548

Title D
Name TYLER, EARL
Address 27 ROBINWOOD DR SW
City-State-Zip: FT WALTON BEACH FL 32548

Title D
Name KELLAR, LINNETTE
Address 27 ROBINWOOD DR SW
City-State-Zip: FT WALTON BEACH FL 32548

Title D
Name JOHNSON, BERNARD H
Address 27 ROBINWOOD DR SW
City-State-Zip: FT WALTON BEACH FL 32548

Title D
Name MOFFATT, TOIYA
Address 27 ROBINWOOD DR SW
City-State-Zip: FT WALTON BEACH FL 32548

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: LINNETTE KELLAR

DIRECTOR

03/23/2022

Electronic Signature of Signing Officer/Director Detail

Date

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

15

OPTION TO ENTER INTO A GROUND LEASE AGREEMENT
(Bayside Breeze)

This Option to Enter Into a Ground Lease Agreement (this "**Agreement**") is entered into as of December 15, 2022, between the FORT WALTON BEACH HOUSING AUTHORITY, a public body corporate and politic established pursuant to Chapter 421, Florida Statutes (the "**Authority**"), and BAYSIDE BREEZE REDEVELOPMENT LLLP, a Florida limited liability limited partnership ("**Optionee**").

PREAMBLE

A. The Authority is the owner of a public housing development in the City of Fort Walton Beach, Florida, known as Charlie Hill Terrace, as is more particularly described on Exhibit A, attached hereto and made a part hereof (the "**Property**").

B. The Authority competitively selected Tacoley Economic Development Corporation, a Florida non-profit corporation ("**Developer**"), to assist the Authority in the redevelopment of the Property.

C. Developer caused the formation of Optionee.

D. Optionee intends to apply to Florida Housing Finance Corporation ("**FHFC**") for an allocation of low-income housing tax credits ("**LIHTCs**") to assist in the construction and/or revitalization of low-income housing units, together with other site and related improvements (collectively, the "**Development**").

E. In connection with the application for financing from FHFC, Optionee must demonstrate that it has sufficient "site control" over the real estate and improvements that will be included in the Development, pursuant to FHFC's applicable Request for Applications process, the requirements of which are hereby incorporated by reference.

F. The Authority desires to lease the Property to Optionee under a long-term ground lease (the "**Ground Lease**"), upon the allocation of financing from FHFC for the Development.

G. The Authority and Optionee wish to enter into this Agreement for the purpose of memorializing the business terms with respect to Optionee's option to lease the Property pursuant to the Ground Lease, all upon the terms and conditions set forth herein.

AGREEMENT

In consideration of the promises and mutual covenants set forth herein, the parties hereto, with the intent to be legally bound hereby, agree as follows:

1. Option to Lease Property. During the Term (as defined in Section 3 below), Optionee shall have the exclusive right and option (the "**Option**") to lease the Property from the Authority, upon the terms and conditions set forth herein. The Option shall be exercisable by written notice from Optionee to the Authority at any time during the Term. In the event that Optionee properly exercises the Option, the Authority and Optionee shall execute and deliver the Ground Lease in a form to be mutually agreed upon by the Authority and Optionee.

2. Option Price. Concurrently with the execution of this Agreement, Optionee shall pay to the Authority the sum of Fifty Dollars (\$50.00). The Authority acknowledges receipt of such sum.

3. Term. This Agreement shall commence as of the date first written above and terminate at 5:00 p.m., November 30, 2023, unless sooner terminated as provided herein (the "**Term**"). Upon termination of this Agreement pursuant to this Section 3, neither party shall have any further rights or obligations hereunder.

4. Ground Lease. If Optionee exercises the Option, then the Authority and Optionee shall enter into the Ground Lease in a form mutually agreed upon by the Authority and Optionee. The Ground Lease shall convey a leasehold interest in the Property to Optionee for a term of not less than seventy-five (75) years. To the extent financially feasible, rent payable by Optionee to the Authority shall reflect the fair market value of the Property. The Ground Lease shall otherwise include those terms, conditions, covenants and other provisions that are usual and customary and normally required by prudent parties, and shall incorporate applicable requirements of the MDA.

5. HUD Approvals Precedent to Performance. Neither the Authority nor Optionee shall have any obligation to execute and deliver the Ground Lease, and no transfer of a leasehold interest to Optionee shall occur, unless and until the U.S. Department of Housing and Urban Development ("**HUD**") has provided a written notification that it has completed its federally-required environmental review, and subject to any other contingencies of that approval notification. HUD's written approval of the Ground Lease must be obtained (together with other HUD approvals as applicable) as a condition precedent to the parties executing and delivering the Ground Lease.

6. Conditions Precedent to Performance by the Authority. The Authority shall be obligated to complete the transaction and to consummate the Ground Lease only upon the satisfaction of each of the following conditions set forth below or the waiver thereof by the Authority:

a. Optionee shall have obtained any and all government approvals, licenses, permits and other approvals necessary for the consummation of the transaction contemplated by this Agreement;

b. Optionee shall have received a determination letter for low-income housing tax credits and/or tax-exempt bond financing from FHFC for the Development which results in equity proceeds which the parties agree are sufficient, together with other available resources, to develop the Property; and

c. The Authority shall have received on or before Closing (hereinafter defined) all necessary approvals by its Board of Commissioners and, if required, HUD approval for the disposition of the Property and the form of the Ground Lease.

7. Representations and Warranties of the Optionee. Optionee hereby represents, warrants and covenants to the Authority, that:

a. Optionee is duly organized, validly existing and subsisting under the laws of the State of Florida;

b. Optionee has the right, power, legal capacity and authority to execute, deliver and perform this Agreement.

8. Closing. The closing shall occur within one hundred twenty (120) days after the date of written notice from Optionee to the Authority of Optionee's exercise of the Option (the "**Closing**"), which date may be extended by the mutual written consent of the parties. At the Closing, each of the parties shall deliver such other documents and perform such other conditions as are required of them by the terms of this Agreement or which may reasonably be required in order to complete the transaction.

9. Event of Default. The occurrence of any of the following shall constitute an event of default:

a. The failure of the other party to perform any of its duties and obligations set forth in this Agreement; or

b. The termination of the MDA, or of any development and disposition agreement(s) between the parties.

10. Remedies. Upon the occurrence and during the continuation of an event of default, the non-defaulting party may, at its option, elect to enforce the terms of this Agreement, including specific performance, or demand and be entitled to, full termination of this Agreement.

11. Notices. All notices, requests, demands, approvals, or other formal communications given hereunder or in connection with this Agreement shall be in writing and shall be deemed received three days after being sent by registered or certified mail, return receipt requested, postage prepaid; or one day after being sent by a nationally recognized, receipted overnight delivery service, addressed as follows:

If to Optionee:

Bayside Breeze Redevelopment, LLLP
c/o Tacoley Economic Development Corporation
5900 NW 7th Avenue, Suite 102
Miami, FL 33127
Attn: Carol Gardner
Email: cgardner@tedcmiami.org
Phone: 305-757-3737

If to the Authority:

Fort Walton Beach Housing Authority
27 Robinwood Drive, S.W.
Fort Walton Beach, FL 32548
Attn: Gail Sansbury, Executive Director
E-mail: gail@fwba.org
Phone: 850-243-3224

12. No Third-Party Beneficiaries. Nothing contained in this Agreement, nor any act of the Authority, shall be deemed or construed to create any relationship of third-party beneficiary, principal and agent, limited or general partnership, joint venture, or any association or relationship involving the Authority and Optionee.

13. No Assignment of Funds. Optionee acknowledges and agrees that by execution of this Agreement it will not succeed to any rights or benefits of the Authority or attain any privileges, authorities, interests, or rights in or under any funding agreements between the Authority and HUD.

14. Brokers. Each party shall indemnify and hold the other party harmless from and against any and all commissions, fees, costs or expenses incurred by or due to any real estate broker alleged to be engaged by either party or by reason of the execution of this Agreement or the Ground Lease.

15. Assignment. Optionee may not assign, pledge or otherwise transfer its interest in this Agreement without the prior written consent of the Authority.

16. Modifications. No modification of this Agreement shall be effective unless set forth in writing and signed by both Optionee and the Authority.

17. Further Assurances. Each party shall execute such other and further documents as may be reasonably necessary or proper for the consummation of the transaction contemplated by this Agreement.

18. Successors and Assigns. This Agreement shall be binding, upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

19. Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the transactions contemplated hereby, and except as expressly provided otherwise supersedes all prior oral and written agreements between the parties with respect to the subject matter hereof.

20. Paragraph Heading. Captions at the beginning of each paragraph of this Agreement are solely for the convenience of the parties and are not part of this Agreement.

21. Exhibits. All exhibits which are attached to this Agreement are incorporated herein by this reference.

22. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

23. Interpretation and Governing Law. This Agreement shall be construed as though prepared by both parties. This Agreement has been made and entered into and shall be construed, interpreted and governed by the law of the State of Florida. Any litigation regarding this Agreement or the Property shall be brought in the courts located in Okaloosa County, Florida.

24. Severability. If any portion of the Agreement is declared by a court of competent jurisdiction to be valid or unenforceable, such portion shall be deemed severed from this Agreement, and the remaining parts shall remain in full force as though such invalid or unenforceable provision had not been a part of this Agreement.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO
OPTION TO ENTER INTO A GROUND LEASE AGREEMENT
(Bayside Breeze)

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties have executed this Agreement as of the date first set forth above.

OPTIONEE:

BAYSIDE BREEZE REDEVELOPMENT, LLLP,
a Florida limited liability limited partnership

By: TEDc Bayside Breeze GP, LLC, its General Partner

By: TEDC Affordable Communities, Inc., its Managing
Member

By: Carol Gardner

Name: Carol Gardner

Title: Executive Director

AUTHORITY:

FORT WALTON BEACH HOUSING AUTHORITY,
a public body corporate and politic established
pursuant to Chapter 421, Florida Statutes

By: Gail Sansbury

Name: Gail Sansbury

Title: Executive Director

EXHIBIT A

LEGAL DESCRIPTION OF LEASED PREMISES

[2.0 acres +/- Located on Bass Avenue SW, approximately 275 feet southwest of the intersection of Bass Avenue SW and Comet St. SW, Fort Walton Beach, FL. Legal description to be determined by survey.]

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

16

Exhibit A to RFA 2022-205 SAIL Financing Of Affordable Multifamily Housing Developments To Be Used In Conjunction With Tax-Exempt Bonds And Non-Competitive Housing Credits

Unless stated otherwise, all information requested pertains to the Development proposed in this Application upon completion.

Section 4.A.1. Review of Attachments

Provide all attachments as required pursuant to the RFA. If it is determined that the Attachments do not meet the RFA requirements or the Applicant submitted materially incorrect information in the Application, the Corporation may take any or all of the following actions, even if the Application was not selected for funding, was deemed ineligible, or was withdrawn: deem the Application ineligible, rescind the award, and consider all Principals of the Applicant to have made a material misrepresentation subject to Section 420.518, F.S.

Section 4.A.2 Demographic Commitment

a. Demographic Commitment: Elderly Non-ALF

b. Veteran Preference in Elderly (ALF or Non-ALF) Developments in Medium and Large Counties

If the Demographic Commitment is Elderly, does this Application qualify for the Veteran Preference in Elderly Developments?

Yes

Section 4.A.3 Applicant, Developer, Management Company and Contact Person

a. Applicant

(1) (a) Name of Applicant: Bayside Breeze Redevelopment, LLLP

(b) Does the Applicant qualify as a Self-Sourced Applicant? No

(2) Provide the required documentation to demonstrate that the Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline as **Attachment 1**.

(3) Non-Profit Applicant Qualifications

Does the Applicant or the General Partner or managing member of the Applicant meet the definition of Non-Profit as set forth in Rule Chapter 67-48, F.A.C.?

Yes

If "Yes", provide the required information for the Non-Profit entity as **Attachment 2**.

b. Developer Information

(1) Name of each Developer (including all co-Developers, one per line)

TEDC Affordable Communities, Inc.

Bayside Development of Fort Walton, LLC

42 Partners, LLC

(2) For each Developer entity listed in question (1) above (that is not a natural person, Local Government, or Public Housing Authority), provide, as **Attachment 3**, the required documentation demonstrating that the Developer is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

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Application No.: 2023-129BSN

EXHIBIT

17

FLORIDA HOUSING FINANCE CORPORATION

EXECUTIVE DIRECTOR CERTIFICATION OF NON-PROFIT ENTITY MATERIAL PARTICIPATION

Name of Non-Profit Entity: TEDC Affordable Communities, Inc.

Name of Proposed Development: Bayside Breeze

The undersigned, as Executive Director¹ of the above-referenced non-profit entity (“NP Entity”), certifies that (a) the NP Entity will substantially and materially participate in the predevelopment, management, and operation of the proposed Development throughout the compliance period, within the meaning of material participation as defined in 26 USC §469, 26 USC §42, and the applicable Request for Applications (“RFA”); and (b) the NP Entity will (i) be regularly, continuously, and substantially involved in providing services integral to the development and operation of the proposed Development; and (ii) ensure such involvement is maintained throughout the calendar year; and (c) the NP Entity meets the definition of Non-Profit as set forth in Rule Chapters 67-48 or 67-21, or in the RFA, as applicable.

In order for the Corporation to better understand the role of the NP Entity in the proposed Development, and more specifically how the NP entity will participate materially across financial, development and asset management responsibilities in the proposed Development, complete the following:

1. Is this a Joint Venture with another entity (whether non-profit or for profit) and if so, will the joint venture be turn-key or long term?

This application is a joint venture between TEDC Affordable Communities, Inc., The Fort Walton Beach Housing Authority through its nonprofit affiliates, and 42 Partners, LLC, a for profit developer. The partnership is a long term partnership where TEDC will be the managing member and guarantor of the transaction.

2. Describe how the Non-Profit entity will materially participate in the proposed Development. As set forth in Section 42 of the IRC, and as defined in Section 469(h) of the IRC, a non-profit entity shall be treated as materially participating in an activity only if the entity is involved in the operations of the activity on a basis which is regular, continuous, and substantial.

TEDC Affordable Communities, Inc, will serve as the lead developer and guarantor. Its affiliated entity will be the managing general partner with final decision-making authority for the partnership. TEDC Affordable Communities will direct all the development activities.

3. Briefly describe the following as it pertains to the Non-Profit entity:

- Developer experience
- Property (land)
- Access to local government funding

¹ If the NP Entity does not have a position called Executive Director, the individual that is comparable to an Executive Director (e.g., President, Chief Executive Officer, etc.) will be considered the Executive Director. This individual must be identified on the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) as the Executive Director of the NP Entity.

- Local Government/other relationships
- Access to supportive services
- Financial strength

TEDEc has developed over 3,100 affordable multi-family and single-family housing units in Miami-Dade County, representing a development cost of \$316.2M and 200,000 square feet of commercial retail spaces representing \$25M in development cost. Since 2018, TEDEc has served as the Sole Developer and Guarantor on its last four affordable housing projects representing a total development cost of \$143M. The four projects are Edison Terraces, Garden Walk, Tuscany Cove, and Edison Place. All were LIHTC-financed developments that also layered SAIL funds from FHFC, HOME funds, and other local funds. TEDEc has the requisite experience and financial wherewithal to lead the FWBHA's redevelopment efforts to successful completion.

In its role as developer, TEDEc has experience securing site control through purchases and ground leases, as well as experience in the acquisition of existing buildings.

TEDEc has a long track record of building and maintaining relationships with local governments and other stakeholders. For example, the last five transactions that TEDEc has closed in Miami-Dade county all had financial support from the City and/or the County. TEDEc was instrumental in helping the development team securing financial support for this application.

TEDEc provides many supportive services at its properties. In order to make this possible TEDEc relies on partnerships with private institutions such as banks and hospitals, but also public institutions such as local governments and local community colleges. This results in a wide variety of supportive services available to its residents. In 2021 TEDEc was awarded a grant from Governor Ron Desantis' office to secure funding for a full-time supportive services coordinator to be added to TEDEc's management team to help expand the work it is doing through its portfolio.

TEDEc maintains solid financial statements allowing it to provide guarantees on all its transactions. With a 40-year track record of success, the organization has a solid financial outlook.

4. Will the Non-Profit entity participate in the procurement of pre-development funding, construction financing, and operations funding? Explain.

TEDEc Affordable Communities, Inc. will work with its partners to secure all financing for the development. As the lead developer and guarantor, it will have ultimate decision authority on those selections.

5. Will the Non-Profit entity be involved in the financial decision affecting guarantees during construction? Explain.

As the guarantor, lead developer, and managing GP, TEDEc Affordable Communities, Inc. will have the final decision-making authority for all issues during construction that may affect its guarantees.

6. How will the Non-Profit entity be involved in project management during the construction phase?

TEDEc Affordable Communities, Inc. is the co-developer in charge of project management during the construction phase. TEDEc maintains on staff a full-time construction manager who will be responsible for interfacing with the architect and general contractor during the construction period.

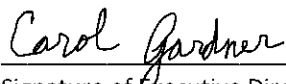
7. How will the Non-Profit entity be involved in the management of community/political relationships?

TEDC will take the lead in managing community and political relationships. The partnership will rely on the Housing Authority partner to help direct those efforts but TEDC has and will continue to lead the interactions with local elect officials, municipal leaders, and the community.

8. Describe how the Non-Profit entity will be involved in the operations and management decisions, including:
- Tenant leasing, including income targeting and mitigating barriers to entry
 - Marketing the property through relationships with the community

TEDc, through its affiliated management company, will be the manager of the completed properties. TEDC will incorporate the Fort Walton Beach Housing Authority in some of the management functions in order to take advangate of the housing authority's existing infrastructure and to build the housing authority's capacity. However, as the lead GP and Guarantor, the decisions related to management company selection and overall operations of the property will rest with TEDC. During initial lease up, TEDC will direct the leasing and pre-leasing efforts, including preparing a marketing and management plan, outreach to the community, income targeting, and initial income certification.

Carol A. Gardner
Name of Executive Director


Signature of Executive Director

December 26, 2022
Date Signed

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

APR 02 2020

TEDC AFFORDABLE COMMUNITIES INC
5900 NW 7 AVENUE SUITE 102
MIAMI, FL 33127-0000

Employer Identification Number:
46-4180732
DLN:
26053472001680
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
March 10, 2020
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

TEDC AFFORDABLE COMMUNITIES INC

Sincerely,

Stephen A. Martin

Director, Exempt Organizations
Rulings and Agreements

Letter 947

N13000009539

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

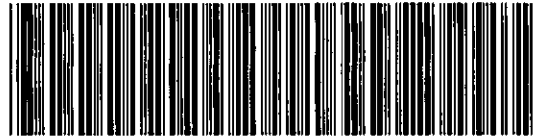
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



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FILED
13 OCT 29 PM 2:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Amel

NOV 04 2013

R. WHITE

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: TEDC Affordable Communities Inc.,

DOCUMENT NUMBER: _____

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Deborah Edwards, Esq.

(Name of Contact Person)

Edwards & Associates, P.A.

(Firm/ Company)

10717 SW 104 Street

(Address)

Miami, Florida 33176

(City/ State and Zip Code)

dedwards@eclawfirm.com; dhudson@tedcmiami.org

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Carol Gardner

(Name of Contact Person)

at (**305**) **757-3737**

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- \$35 Filing Fee
- \$43.75 Filing Fee & Certificate of Status
- \$43.75 Filing Fee & Certified Copy (Additional copy is enclosed)
- \$52.50 Filing Fee Certificate of Status Certified Copy (Additional Copy is Enclosed)

Mailing Address

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

**Article of Amendment to
The Articles of Incorporation of
TEDC Affordable Communities Inc.**

FILED
13 OCT 29 PM 2:09

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 617.1006 of the Florida Non Profit Corporation Act, TEDC Affordable Communities Inc., a Florida not-for-profit corporation (the "Corporation"), adopts the following adopts the following articles of amendment to its Articles of Incorporation.

ARTICLE II

The following are added as additional purposes of the Corporation:

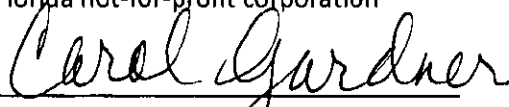
(2) To foster, promote, provide and maintain economic development and including, for the purposes set forth in this Article III, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

(3) No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of purposes set forth in the first paragraph of Article III. No substantial part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these Articles, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of this corporation.

(4) Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the County in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as such Court shall determine, which are organized exclusively for such purposes.

The undersigned hereby certifies that the foregoing amendment was proposed to membership by at least two-thirds vote of the Board of Directors of the Corporation and approved by at least two-thirds vote of the members present and entitled to vote.

**TEDC Affordable Communities Inc., a
Florida not-for-profit corporation**



Carol Gardner, President

Dated this 22nd day of October, 2013.

**Electronic Articles of Incorporation
For**

N1300009539
FILED
October 22, 2013
Sec. Of State
tscott

TEDC AFFORDABLE COMMUNITIES INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

TEDC AFFORDABLE COMMUNITIES INC.

Article II

The principal place of business address:

675 NW 56 STREET
BLDG C
MIAMI, FL. 33127

The mailing address of the corporation is:

675 NW 56 STREET
BLDG C
MIAMI, FL. 33127

Article III

The specific purpose for which this corporation is organized is:

THE PURPOSE OF THE CORPORATION IS TO DIRECTLY AND INDIRECTLY, FOSTER, PROVIDE AND MAINTAIN AFFORDABLE HOUSING TO VERY LOW, LOW AND MODERATE INCOME FAMILIES AND FOR CHARITABLE, RELIGIOUS, EDUCATIONAL AND SCIENTIFIC PURPOSES.

Article IV

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

Article V

The name and Florida street address of the registered agent is:

CAROL GARDNER
675 NW 56 STREET
BLDG C
MIAMI, FL. FL

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: CAROL GARDNER

N13000009539
FILED
October 22, 2013
Sec. Of State
tscott

Article VI

The name and address of the incorporator is:

DEBORAH EDWARDS
10717 SW 104 STREET

MIAMI, FLORIDA

Electronic Signature of Incorporator: DEBORAH EDWARDS

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P/D
CAROL GARDNER
675 NW 56 STREET, BLDG C
MIAMI, FL. 33127

Title: VP/D
ANGELA KELLY
675 NW 56 STREET, BLDG C
MIAMI, FL. 33127

Title: S/D
CHERYL NEMROD
675 NW 56 STREET, BLDG C
MIAMI, FL. 33127

Article VIII

The effective date for this corporation shall be:

10/22/2013

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

18

**Exhibit A to RFA 2022-205 SAIL Financing Of Affordable Multifamily Housing Developments To Be Used In
Conjunction With Tax-Exempt Bonds And Non-Competitive Housing Credits**

**Section 4.A.5
Proximity, Mandatory Distance, and RECAP**

e. Proximity

(1) PHA or RD 515 Proximity Point Boost

(a) Does the proposed Development qualify for the PHA Proximity Point Boost?

No _____

(b) Does the proposed Development qualify for the RD 515 Proximity Point Boost?

No _____

(2) Transit Services

Applicants may select Private Transportation or provide the location information and distance for one of the remaining four Transit Services on which to base the Application's Transit Score.

_____ *(The proposed Development does not qualify to select this option with a Demographic Commitment of Family.)*

(b) Other Transit Services

Service	Latitude Coordinates	Longitude Coordinates	Distance*	Points awarded for Transit Type
Public Bus Stop 1	28.144730	-81.474902	0.31	3
Public Bus Stop 2	28.153300	-81.470967	0.35	
Public Bus Stop 3				
Public Bus Transfer Stop				
Public Bus Rapid Transit Stop				
Public Rail Station				

This area intentionally left blank.

Exhibit A to RFA 2022-205 SAIL Financing Of Affordable Multifamily Housing Developments To Be Used In Conjunction With Tax-Exempt Bonds And Non-Competitive Housing Credits

(3) Community Services

Up to **three** Community Services may be selected, for a maximum 4 points for each service.

Service	Service Name	Service Address	Distance*	Points awarded for Community Services
Grocery Store				
Medical Facility	HCA Florida Poinciana Hospital	325 Cypress Pkwy, Kissimmee, FL 34759	0.35	3.5
Pharmacy	Walgreens Pharmacy	841 Cypress Pkwy, Poinciana, FL 34759	0.44	3.5
Public School	Koa Elementary School	5000 KOA St, Kissimmee, FL 34758	0.87	3.0

*Rounded up to the nearest hundredth of a mile. Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

f. Mandatory Distance Requirement

Does the proposed Development meet the Mandatory Distance Requirement automatically?

No _____

Does the proposed Development and any Development(s) on the List serve the same demographic commitment category, have one or more of the same Financial Beneficiaries, and meet at least one of the following criteria: (i) they are contiguous or divided by a street, and/or (ii) they are divided by a prior phase of the proposed Development?

No _____

Transit Service Points calculated based on the information entered above:	3
Community Service Points calculated based on the information entered above:	10
PHA or RD Proximity Boost points achieved?	0
Total Proximity Points calculated based on information entered above:	13

Using the information entered above, does the Application meet the minimum Transit Point Requirement? Yes - automatically

Using the information entered above, does the Application meet the minimum Proximity Point Requirement? Yes

Using the information entered above, does the Application meet the Proximity Funding Preference? Yes

DM Redevelopment South, Ltd. v. Florida Housing Finance Corporation

RFA NO.: 2022-205

Application No.: 2023-129BSN

EXHIBIT

19

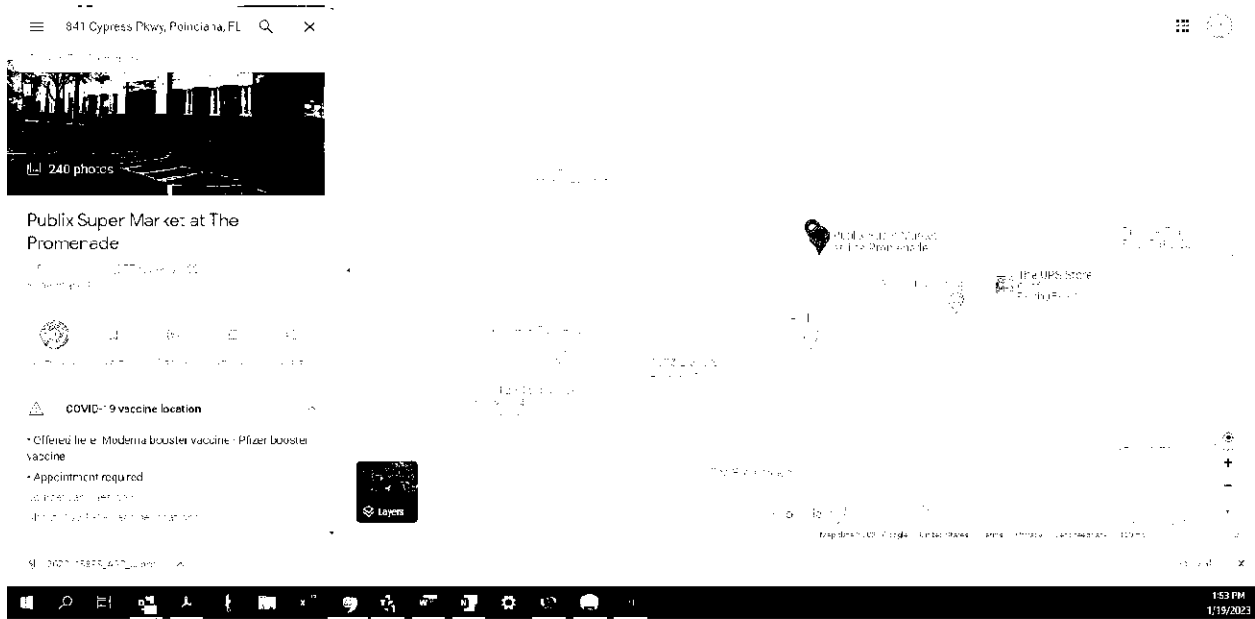


Exhibit 19