

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

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FLORIDA HOUSING
FINANCE CORPORATION

**FLAGLER POINTE APARTMENTS,
LIMITED PARTNERSHIP,**

Petitioner,

vs.

FHFC Case No. 2023-013BP

FHFC RFA No. 2022-201

Petitioner's Application No. 2023-037C

**FLORIDA HOUSING FINANCE
CORPORATION,**

Respondent.

_____ /

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

Pursuant to Sections 120.569 and 120.57, Fla. Stat., and Florida Housing Finance Corporation Request for Application (“RFA”) No. 2022-201, at Section Six, and Rules 28-106.205 and 67-60.009, Fla. Admin. Code, Petitioner FLAGLER POINTE APARTMENTS, LIMITED PARTNERSHIP, (“Petitioner” or “Flagler Pointe”), an applicant for funding in RFA No. 2022-201 for Housing Credit Financing for Affordable Housing Developments in Medium and Small Counties, hereby files its formal written protest to contest the proposed scoring, eligibility and ineligibility decisions and awards of funding in RFA 2022-201. In support of this Protest and Petition, Petitioner states as follows:

Parties

1. The agency affected is the Florida Housing Finance Corporation (the “Corporation”, “Florida Housing,” or “FHFC”), whose address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329. The solicitation number assigned to this process for the award of competitive federal law income housing tax credits (“tax credits” or “HC”) is Request for Applications (“RFA”) 2022-201. By notice posted on its website, FHFC has given notice of

its intent to award tax credits to eight (8) applicants, not including Petitioner. FHFC also posted notice at the same time of its determination or which applicants were eligible for consideration for funding and which were not, and whether applicants qualify for various preferences in the selection process.

2. Petitioner, Flagler Pointe Apartments, Limited Partnership, is a Florida limited liability company, whose business address is One Sarasota Tower, 2 North Tamiami Trail, Suite 800, Sarasota, Florida 34236. For purposes of this proceeding, Petitioner's address is that of its undersigned counsel, M. Christopher Bryant, Oertel, Fernandez, Bryant & Atkinson, P.A., P.O. Box 1110, Tallahassee, Florida 32302-1110, telephone number 850-521-0700, facsimile number 850-521-0720, email cbryant@ohfc.com.

3. Petitioner submitted an application, assigned Application No. 2023-037C, in RFA 2022-201 seeking an award of tax credits in the annual amount of \$2,040,000. Petitioner proposes to construct a new 70-unit development to be known as Flagler Pointe in Flagler County, designated by Florida Housing as a Medium County. Petitioner proposes that 90% of the units will be set aside for low-income tenants making no more than 60% of Area Median Income ("AMI"), and 10% of the units for Extremely Low Income tenants making no more than 35% AMI. FHFC has announced its intention to award funding to eight (8) developments, not including Petitioner.

Notice

4. On Friday, January 27, 2023, at 10:47 a. m., Petitioner and all other participants in RFA 2022-201 received notice that FHFC's Board of Directors had adopted FHFC staff's determinations of which applications were eligible or ineligible for consideration for funding, and to select certain eligible applicants for awards of tax credits, subject to satisfactory completion of the credit underwriting process. Such notice was provided by the posting of two spreadsheets, one

listing the scoring, eligibility, and preference status of applications in RFA 2022-201 (copy attached as Exhibit “A”) and one identifying the applications which FHFC proposed to fund (copy attached as Exhibit “B”) on the Florida Housing website, www.floridahousing.org. Petitioner timely filed a Notice of Protest at 8:31 a.m. on Wednesday, February 1, 2023, copy attached to this Petition as Exhibit “C.” Petitioner’s Formal Written Protest and Petition for Formal Administrative Proceedings is being filed within 10 calendar days of that notice; the tenth day fell on Saturday, February 11, so by operation of Rule 28-106.103, Fla. Admin. Code, the filing deadline was extended to Monday, February 13, 2023.

Substantial Interests Affected

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

Factual Background

RFA 2022-201 Ranking and Selection Process

6. Through the RFA 2022-201 process, FHFC sought to award up to an estimated \$14,534,500 of Housing Credits for the construction of affordable housing developments in Medium Counties, and up to an estimated \$1,146,250 to applicants in Small Counties

7. Generally, applicants for a Family or Elderly Non-ALF (Assisted Living Facility) development must agree to set-aside at least 80% of the units for persons making at or below 60% of Area Median Income (AMI). Applicants proposing to rely on an “Average Income Test” to establish the AMI levels of their tenants as a group were required to set aside at least 50% of the units for persons making at or below 60% AMI, and could set aside some units for tenants making

up to 80% of AMI, provided that the average of the income levels for all set-aside units does not exceed 60% of AMI. In this RFA, applicants were also required to set-aside a portion of the units for tenants who are considered “Extremely Low Income” (ELI), which is a lower percentage of AMI that varies by county. For Flagler County, where Petitioner proposes to construct its development, the ELI level is 35% of AMI. Petitioner, which does not intend to rely on the Average Income Test, proposes 90% of its units at 60% AMI, and 10% of its units at 35% AMI.

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

9. Applicants in this RFA are assigned numerical scores in two areas, worth 5 points each. Those areas are:

- submission of a Principal Disclosure Form to Florida Housing for approval at least 14 days prior to the Application Deadline; and
- bookmarking the Application attachments prior to submission.

10. The RFA included several specific funding goals, identifying types or locations of developments sought to be funded. The funding goals for Medium County applicants were set out as follows:

- (a) Three Medium County Developments that qualify as Local Government Area of Opportunity (LGAO) developments, including a preference for one that is part of a Local Government Revitalization Plan and a preference for two applicants that demonstrate multiple years of continuous LGAO support from the local

government.

(b) One Medium County applicant qualifying as a SunRail Goal applicant (i.e., is within 0.5 miles of a SunRail station, with a preference that it be located in a County other than Seminole).

(c) Two Medium County Developments designated for Families that qualify for the Geographic Area of Opportunity (GAO) or SADDA (Small Area Difficult to Develop Areas) Goal.

After these Medium County Goals were satisfied, a Small County application would be funded. Any unused Small County funding would be combined with any remaining Medium County funds, and one or more Medium County applications would be funded until the available funding was exhausted.

Application Submission and Processing

11. Florida Housing received fifty-two (52) Applications seeking funding in RFA 2022-201. Five applications were received for developments in Small Counties, and the remaining forty-seven were in Medium Counties. The applications were received, processed, deemed eligible or ineligible, scored, and ranked, presumably pursuant to the terms of RFA 2022-201; FHFC Rule Chapters 67-48 and 67-60, Fla. Admin. Code; and applicable federal regulations. Applications are considered for funding only if they are deemed “eligible,” based on whether the Application complies with Florida Housing’s various application content requirements. Of the 52 Applications submitted to FHFC in RFA 2022-201, forty-seven (47) were found eligible, and five (5) were found ineligible. The spreadsheet created by Florida Housing and attached hereto as Exhibit “A” identifies all eligible and ineligible applications (and other relevant information).

12. All Applicants were required to designate their Application as either a Priority 1 or

Priority 2 application. Generally, and with some exceptions, natural persons or corporate entities that are part of the Applicant structure of more than one Application in this RFA can designate up to three Applications as Priority 1, and any additional Applications involving such natural persons or corporate entities are deemed Priority 2. Priority 1 Applications receive more favorable consideration in the funding selection process than Priority 2 Applications. Petitioner designated Palatka Apartments a Priority 1 application. The other four Small County Applications were also designated Priority 1.

13. The RFA specifies various “Application Sorting Orders” to rank applicants for potential funding, depending on which of the goals the applicant seeks to satisfy (LGAO Revitalization, or other). The first consideration in sorting eligible applications for potential funding is priority level, and the second is Application score. The maximum score an Applicant can achieve is 10 points. All but four of the Applications received a score of 10 points; those other four achieved a score of 5 points each. Petitioner received a score of 10 points.

14. As demonstrated in this RFA, many applicants achieve tie scores, and in anticipation of that occurrence FHFC designed the RFA and rules to incorporate a series of “tie-breakers.” As noted above, the tie-breakers differed depending on which goal the Applicant sought to satisfy. Petitioner applied as a GAO/SADDA applicant, and the GAO/SADDA goal is satisfied after LGAO and SunRail applicants. GAO/SADDA applications were subject to the following tie-breakers, in the order shown:

- (1) First, a Per Unit Construction Funding Preference, awarded to all New Construction or Redevelopment Applicants, and to Rehabilitation applicants proposing to incur at least \$32,500 per unit in Actual Construction Costs. (Petitioner qualified for this preference.)

(2) A Development Category Funding Preference, which favors New Construction and non-Preservation Rehabilitation applicants over Preservation Rehabilitation applicants. (Petitioner qualified for this preference.)

(3) A Leveraging Classification that favors applicants who request a smaller amount in housing credits per unit than other applicants. Generally, the “least expensive” 80% of eligible applicants (Group “A”) receive a preference over the “most expensive” 20% (Group “B”). (Petitioner qualified as a “Group A” application.)

(4) A Proximity funding preference, which assigns Proximity points based on the distance from the proposed development to services needed by tenants, such as public transportation, grocery stores, pharmacies, medical facilities, and public schools. (Petitioner qualified for this preference.)

(5) A Florida Job Creation Preference, which assumes a certain number of in-state jobs will be created based on the development type (new construction vs. rehabilitation) and the Applicants housing credit request amount. (Petitioner qualified for this preference.)

(6) Lottery numbers randomly assigned to the applications when they are submitted to Florida Housing. Petitioner’s lottery number was 28.

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

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

17. Florida Housing appointed several employees to serve as the Review Committee to evaluate and score the applications, and the Committee held a public meeting on January 17, 2023 to announce scores and conduct ranking and funding selection. Following eligibility determinations and applications of funding preferences and the selection process, Florida Housing’s staff Review Committee recommended selecting ten applicants for funding, listed below by funding goal and funding order, Application number, and name, county, preference or goal, and lottery number, as follows:

Three Medium County LGAO Applications

1. 066C, New Trail Plaza, Sarasota, Local Preservation Goal, Lottery #1
2. 040C, Hermosa North Fort Myers, Lee, LGAO with Multiple Years Support, Lottery #3
3. 026C, Fountains at Hidden Lakes, Citrus, LGAO with Multiple Years Support, Lottery #13

One SunRail Goal Application

4. 042C, Poinciana Parc, Osceola, Lottery #9

Two Family GAO/SADDA Applications

5. 044C, The Pointe at Piney Z, Lottery #8
6. 057C, Minnesota Ave. Apartments, Volusia, Lottery #17

One Small County, Any Demographic

7. 058C, Parc West, Okeechobee, Lottery #10

Remaining Medium County Funding

8. 045C, The Enclave at North Shore, Bay, Lottery #17

After selection of these eight applications, there remained \$431,903 in housing credit available for Medium County applicants. This was an insufficient amount of remaining funding to fulfill any applicant's funding request, so under the terms of the RFA no further applications were recommended by the review committee for funding.

18. Florida Housing's Board of Directors met on January 27, 2023, and its agenda included consideration of RFA 2022-201. The Board of Directors adopted all staff recommendations as to eligibility, scoring, and funding recommendations.

19. Petitioner challenges the selection of 057C, Minnesota Ave Apartments, as a GAO/SADDA applicant for the reasons set forth in this Formal Protest. If Minnesota Ave does not qualify for selection, then Flagler Pointe would be entitled to selection for funding as the next highest ranked GAO/SADDA applicant.

Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment, or Septic Tank

20. FHFC requires every applicant to demonstrate in its application that it has the ability to timely proceed with its development. FHFC provides forms to be completed by third parties to document this availability to proceed.

21. One of the required fees is entitled "Verification of Availability of Infrastructure – Sewer Capacity, Package Treatments, or Septic Tank." The purpose of the form is to "demonstrate that as of the Application Deadline sewer capacity, package treatment, or septic tank service is available to the entire proposed Development site." RFA at page 43. The form states, in relevant

part:

The undersigned service provider confirms that, as of the date this form was signed, Sewer Capacity or Package Treatment is available to the proposed Development, or there are no known prohibition to installing a Septic Tank system with adequate capacity for the Proposed Development location or, if necessary, upgrading an existing Septic Tank system with adequate capacity for the proposed Development location.

22. As Attachment 9 to its Application, Minnesota Ave provided a Verification of Availability of Infrastructure for Sewer Capacity, Package Treatment or Septic Tank executed by the Utilities Services Director for the City of Orange City.

23. The Minnesota Ave site is located well outside the northern city limit of Orange City in incorporated Volusia County, but is within the service area of Orange City's wastewater utility. Based on reasonable investigation, Orange City has no sewer mains or collection system near the Minnesota Ave site. For Minnesota Ave to connect to a sewer main for the Orange City sewer system, three miles of sewer lines would have to be installed.

24. The cost of installing three miles of sewer lines is prohibitive for an applicant, even if the utility provider had all necessary right of way for such extension. Notably, the applicant included no amount at all in its Development Cost Pro Forma for either "Off-Site Work" or "Other," where one might expect to budget for sewer line extension. Further, Minnesota Ave has already omitted other development costs from its pro forma, budgeting no dollar amount at all for impact fees. Upon reasonable investigation, Flagler Pointe believes such impact fees to be approximately \$800,000.

25. Also, based on reasonable investigation, Minnesota Ave could not install a septic tank system for its development. A large area encompassing Orange City, other municipalities in western Volusia County, and surrounding unincorporated areas are included in a Blue Spring

Protection Area, which severely limits or prohibits septic systems to prevent nutrient loads that impact Blue Spring, which is directly west of Orange City. Orange City has adopted an ordinance which requires multifamily residential developments of 16 or more units to connect to the closest existing wastewater collection/transmission system.

26. The remaining option for Minnesota Ave is to connect to a potential interlocal wastewater connection between Orange City and Deland, the next city north of the Minnesota Ave site. Based on reasonable investigation, such interlocal connection does not currently exist, but if it did the sewage would be transported north to Deland, which currently has sewer treatment capacity concerns. Deland has planned Water Reclamation Facility expansion improvements, but they are not anticipated to be completed until Spring 2026.

27. On December 6, 2022, a representative of Minnesota Ave made a presentation to the Volusia County Board of County Commissioners to seek a loan of \$460,000 in order to qualify as an LGAO applicant. In the course of the presentation, the representative indicated that sewer would need to be extended 1,500 feet, and that the cost would be in excess of the \$460,000 loan amount. Clearly, then, Minnesota Ave intends to access sewer services through a central sewer system, and not through a package treatment plant or on-site septic system.

28. The only sewer service even theoretically available within 1,500 feet would be an interlocal connection between Orange City and Deland. As noted above, such interlocal connection does not currently exist, and Deland would have difficulty providing treatment capacity until 2026.

29. As a result, wastewater infrastructure is not currently available to the Minnesota Ave site, and it apparently would not be available in order for Minnesota Ave to be placed in service by the end of calendar year 2025.

Disputed Issues

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

a. Whether wastewater service and capacity are available to the Minnesota Ave site currently or in the foreseeable future. Petitioner contends that such service and capacity are not currently available, and that it would be unsupported by fact and contrary to fact, and thus arbitrary and capricious, to determine that such service and capacity are available.

b. Whether in the absence of wastewater service and capacity being available to the Minnesota Ave site, Minnesota Ave has demonstrated its ability to proceed with the development. Petitioner contends that it has not, and is not eligible for consideration for funding; and that a determination that it qualifies for the preference would be contrary to the RFA requirements in a manner that is arbitrary, capricious, and clearly erroneous.

c. Whether, if Minnesota Ave is not eligible for funding, then Flagler Pointe is entitled to be selected for funding as the next highest ranked Medium County family development that qualifies for the GAO/SADDA goal. Petitioner contends that it is so entitled; and that a determination that Flagler Pointe was not entitled to selection would be contrary to the RFA requirements in a manner that is arbitrary, capricious, and clearly erroneous.

31. Petitioner has not at this time identified any further disputed issues of fact, but it reserves the right to amend this Formal Protest as additional facts become known to it.

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

32. As its concise statement of ultimate fact, Petitioner asserts that sewer capacity is not currently available to the Minnesota Ave site; the Minnesota Ave application must be deemed ineligible for failure to demonstrate availability of sewer, and Flagler Pointe Apartments, Application number 2023-037C, is entitled to be selected for funding as the next highest ranked Family GAO/SADDA application.

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

Request for Settlement Meeting

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

FILED AND SERVED this 13th day of February, 2023.

/s/ M. Christopher Bryant

M. CHRISTOPHER BRYANT

Florida Bar No. 434450

OERTEL, FERNANDEZ, BRYANT
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*Attorney for Petitioner Flagler Pointe Apartments,
Limited Partnership*

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that the original of the foregoing Formal Written Protest and Petition for Administrative Proceedings has been filed by e-mail with the Corporation Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329 (CorporationClerk@floridahousing.org), and a copy via e-mail to the following this 13th day of February, 2023:

Hugh Brown, General Counsel
Betty Zachem, Assistant General Counsel
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Hugh.brown@floridahousing.org
Betty.zachem@floridahousing.org
Add'l: ana.mcglamory@floridahousing.org

*Attorneys for Respondent, Florida Housing
Finance Corporation*

/s/ M. Christopher Bryant

ATTORNEY

RFA 2022-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PNA Area of Opportunity	Qualifies for LGAD Goal?	LGAD/Revitalization Plan?	LGAD/ multiple years of continuous support?	LGAD - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADOA Funding Goal?	Qualifies for the SunRail Goal?	SunRail - lower preference?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Preference	Florida Job Creation Preference	Letter Number
Eligible Applications																									
2023-020C	Cedar Cove	Manatee	M	Shawn Wilson	Blue CC Developer, LLC	F	72	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	36
2023-021C	Cypress Point Estates	Manion	M	Clifton E. Phillips	Renaissance Development, LLC	F	72	\$1,765,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	29
2023-022C	Vero Village	Indian River	M	Matthew A. Rieger	HTG Vero Village Developer, LLC	E, Non-ALP	79	\$2,039,900	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	38
2023-023C	Avon Park Apartments	Highlands	M	Timothy M. Morgan	JC Florida Development, LLC	F	80	\$2,038,900	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	51
2023-024C	Palatka Apartments	Putnam	S	Timothy M. Morgan	JC Florida Development, LLC	F	40	\$1,660,360	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	16
2023-025C	Arendelle Oak on Palms	Leon	M	Vaughn E. Zimmerman	Zimmerman Properties SE, LLC	F	72	\$1,650,000	Y	1	N	N	N	N	N/A	Y	N	N	5	Y	Y	A	Y	Y	15
2023-026C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALP	81	\$2,039,900	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	N	Y	13
2023-027C	Forest Glen	Brevard	M	Matthew A. Rieger	HTG Forest Glen Developer, LLC; HFH Forest Glen Developer, LLC	E, Non-ALP	72	\$2,039,900	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	44
2023-028C	Ruphan Manor	DeSambia	M	Rensie Sandell	Paces Preservation Partners, LLC	E, Non-ALP	102	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	20
2023-029C	Azalea Pointe	Putnam	S	Steven Kirk	Rural Neighborhoods, Incorporated, Odyssey Development Group L LLC	F	30	\$1,035,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	46
2023-030C	Parc East	Okeechobee	S	Steven Kirk	Rural Neighborhoods, Incorporated, Odyssey Development Group L LLC	F	34	\$1,050,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	22
2023-031C	Cameronville Pointe	Leon	M	Michael Ruane	CORE FI Developer V8 LLC	F	52	\$1,564,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	B	Y	Y	43
2023-032C	Thruville Apartments	Brevard	M	Timothy M. Morgan	JC Florida Development, LLC	F	80	\$2,038,900	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	41
2023-033C	Twin Lakes Estates - Phase II	Alachua	M	Matthew A. Rieger	HTG Twin Lakes II Developer, LLC; Polk County Housing Developers, Inc.	F	86	\$2,039,900	Y	2	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	23
2023-034C	Ava at Princeton	Lee	M	Michael R. Allan	Revital Development Group, LLC; LOHA Developer, LLC	F	60	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	5	Y	Y	B	Y	Y	32
2023-035C	Pine Island Apartments	Hernando	M	Donald W Paxton	BCP Development 22 LLC	F	74	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	50
2023-037C	Flagler Pointe Apartments	Flagler	M	Donald W Paxton	BCP Development 22 LLC	F	70	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	38
2023-038C	Oak Hill Townhomes	Hernando	M	Donald W Paxton	BCP Development 22 LLC	F	74	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	52
2023-040C	Hermosa North Fort Myers	Lee	M	Michael R. Allan	Revital Development Group, LLC; LOHA Developer, LLC	E, Non-ALP	72	\$2,040,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	3
2023-041C	Bayonet Gardens	Pasco	M	Christopher L Shear	MHP Bayonet Gardens Developer, LLC	E, Non-ALP	114	\$2,040,000	Y	1	N	Y	Y	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	24
2023-042C	Poinciana Parc	Osceola	M	Oscar Sol	Poinciana Parc Dev. LLC	E, Non-ALP	86	\$2,040,000	Y	1	N	N	N	N	N/A	N	Y	N	10	Y	Y	A	Y	Y	9
2023-043C	Autumn Palms at Bayshore II	Lee	M	Michael R. Allan	Revital Development Group, LLC; LOHA Developer, LLC	F	45	\$1,675,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	4
2023-044C	The Points at Piney Z	Leon	M	Joseph Chapman	Royal American Properties, LLC	F	80	\$2,019,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	8
2023-045C	The Endline at Northshore	Bay	M	Joseph Chapman	Royal American Properties, LLC	E, Non-ALP	86	\$1,999,999	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	17
2023-046C	Pine Meadows	DeSambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc	F	96	\$2,000,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	47
2023-047C	Crystal Coast	Citrus	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc	F	96	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	18
2023-048C	Residences at Dade City	Pasco	M	Robert Hoskins	Mullock Development Partners, Inc.; R Howell Development, LLC; R Block Development, LLC	F	106	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	37
2023-049C	Parkside Village	Leon	M	Michael Ruane	CORE Parkside Village Developer LLC	F	60	\$1,740,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	B	Y	Y	7
2023-050C	Villas at Academy Place	Seminole	M	Joseph Chambers	Calton Academy Developer, LLC; SCHA Developer, LLC	F	60	\$1,950,000	Y	1	N	Y	N	Y	N/A	Y	N	N	10	Y	Y	B	N	Y	33

RFA 2022-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PNA Area of Opportunity	Qualifies for LGAD Goal?	LGAD/ Revitalization Plan?	LGAD/ multiple years of continuous support?	LGAD - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADOA Funding Goal?	Qualifies for the SunRail Goal?	SunRail - lower preference?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Preference	Florida Job Creation Preference	Lottery Number
2023-051C	Bayside Breeze	Okaloosa	M	Carol Gardner	TEDC Affordable Communities, Inc., Bayside Development of Fort Walton, LLC; 42 Partners, LLC	E, Non-AUF	72	\$2,040,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	2
2023-052C	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities, Inc., Bayside Development of Fort Walton, LLC; 42 Partners, LLC	F	72	\$2,000,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	43
2023-053C	Longwood Gardens	Citrus	M	Oscar Sol	Longwood Gardens Dev, LLC	E, Non-AUF	80	\$2,037,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	35
2023-054C	Trinity Village	Polk	M	Charles E. Anderson	Trinity Village Dev, LLC; GM Trinity Village Dev, LLC	E, Non-AUF	80	\$2,039,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	25
2023-055C	Lakeside Flats	Leon	M	Brett Green	Citrus Gardens Developer, LLC	F	72	\$2,040,000	Y	1	N	Y	N	N	N/A	Y	N	N	10	Y	Y	B	Y	Y	30
2023-056C	Cardinal Oaks	Citrus	M	Paula McDonald Rhodes	Invictus Development, LLC; Urban Affordable Development, LLC; ADC Communities II, LLC	F	80	\$2,040,000	Y	1	N	Y	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	13
2023-057C	Wisconsin Ave Apartments	Volusia	M	C. Hester Nelson	BOG Toledo Blvd Developer, LLC	F	68	\$2,019,998	Y	1	N	Y	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	26
2023-058C	Parc West	Okaloosa	S	Stevan Kirk	Rural Neighborhoods, Incorporated, Odyssey Development Group I, LLC	E, Non-AUF	36	\$1,050,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	10
2023-059C	Hudson Oaks East	Marion	M	Patrick E. Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-AUF	88	\$2,040,000	Y	2	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	N	Y	5
2023-060C	Vesta Esperanza Village	Charlotte	M	Kory Osaro	Middleburg Development, LLC; Newstar Development, LLC; Newstar Development USA, L.P.	F	72	\$2,040,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	39
2023-061C	Grove Manor Phase II	Polk	M	Damen Smith	SWHA Development, LLC; SHAG Grove Manor Phase I Developer, LLC	F	74	\$2,040,000	Y	1	N	Y	Y	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	48
2023-062C	Westside Phase II	Volusia	M	Damen Smith	NSRHDC Developer, LLC; Westside Phase II Fortis Developer, LLC	F	64	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	6
2023-063C	Lofts on Lemon Phase II	Sarasota	M	Damen Smith	Lofts II Fortis Developer, LLC; SHA Affordable Development, LLC	F	56	\$2,040,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	27
2023-064C	Summit Villas	Hernando	M	Damen Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	E, Non-AUF	60	\$2,040,000	Y	2	N	Y	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	45
2023-065C	Summit Village	St. Lucie	M	Shawn Wilson	Blue SV Developer, LLC	F	68	\$2,040,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	34
2023-066C	Nine Trail Plaza	Sarasota	M	Shawn Wilson	Blue NT Developer, LLC; DASH Developer, LLC	F	36	\$2,040,000	Y	1	M	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	1
2023-067C	Falcon Trace	Osceola	M	Deron R. Lowery	SDER Development, LLC	F	88	\$2,040,000	Y	1	N	Y	N	Y	N/A	Y	Y	N	10	Y	Y	A	Y	Y	40
2023-070C	Clermont Ridge Senior Villas II	Lake	M	Susan Warner	Turnstone Development Corporation; Provident Housing Solutions, Incorporated	E, Non-AUF	71	\$2,040,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	10
Ineligible Applications																									
2023-036C	Cross Creek Gardens II	Gadsden	S	Daniel F. Acosta	ACD-NRI Developers, LLC	E, Non-AUF	40	\$1,146,250	N	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	31
2023-039C	Southward Village CH1 Phase 2	Lee	M	Vincent R. Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	F	105	\$2,040,000	N	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	N	Y	23
2023-068C	Summit at Punta Gorda	Charlotte	M	Paul Cappa	Summit Punta Gorda Development, LLC	F	106	\$2,040,000	N	2	N	N	N	N	N/A	N	N	N	5	Y	Y	A	Y	Y	49
2023-069C	Summit at Rotonda	Charlotte	M	Paul Cappa	Summit Rotonda Development, LLC	F	42	\$1,042,055	N	2	N	N	N	N	N/A	Y	N	N	5	Y	Y	A	N	Y	33
2023-071C*	Woodland Park Phase II	Alachua	M	Brian Exler	Newstar Development USA, L.P.; GHA Development, LLC; Newstar Development, LLC	F	94	\$2,040,000	N	1	Y	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	14

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.

RFA 2022-201 - Board Approved Preliminary Awards

Total HC for Medium Counties in RFA	14,534,550
Total HC Allocated to Medium Counties	14,198,897.00
Plus Unallocated Small County funding	96,250.00
Total HC for Medium Counties Remaining	431,903

Total HC for Small Counties in RFA	1,146,250
Total HC Allocated to Small Counties	1,050,000.00
Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO/ Revitalization Plan?	LGAO/ multiple years of continuous support?	LGAO - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDAs Funding Goal?	Qualifies for the SunRail Goal?	SunRail - lower preference?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund three Applications that qualify for the Local Government Area of Opportunity Goal

2023-066C	New Trail Plaza	Sarasota	M	Shawn Wilson	Blue NT Developer, LLC; CASL Developer, LLC	F	96	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	1
2023-040C	Hermosa North Fort Myers	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	E, Non-ALF	72	\$2,040,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	3
2023-026C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	81	\$2,039,900	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	N	Y	13

Goal to fund one Application that qualifies for the SunRail Goal

2023-042C	Poinciana Parc	Osceola	M	Oscar Sol	Poinciana Parc Dev, LLC	E, Non-ALF	86	\$2,040,000	Y	1	N	N	N	N	N/A	N	Y	N	10	Y	Y	A	Y	Y	9
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Goal to fund two Family Demographic Applications that qualify for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal

2023-044C	The Pointe at Piney-Z	Leon	M	Joseph Chapman	Royal American Properties, LLC	F	80	\$2,019,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	8
2023-057C	Minnesota Ave Apartments	Volusia	M	C. Hunter Nelson	ECG Toledo Blade Developer, LLC	F	68	\$2,019,998	Y	1	N	Y	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	26

Small County Applications

2023-058C	Parc West	Okeechobee	S	Steven Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group 1, LLC	E, Non-ALF	36	\$1,050,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	10
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Remaining Medium County Applications

2023-045C	The Enclave at Northshore	Bay	M	Joseph Chapman	Royal American Properties, LLC	E, Non-ALF	86	\$1,999,999	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	17
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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.



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

MAILING ADDRESS: POST OFFICE BOX 1110 | TALLAHASSEE, FLORIDA 32302-1110

OFFICES: 2060 DELTA WAY | TALLAHASSEE, FLORIDA 32303
PHONE: 850-521-0700 | FAX: 850-521-0720 | WWW.OFBC.COM

ATTORNEYS:

TIMOTHY P. ATKINSON
M. CHRISTOPHER BRYANT
SEGUNDO J. FERNANDEZ
AUSTIN L. GASSOREK
KENNETH G. OERTEL

OF COUNSEL:

C. ANTHONY CLEVELAND

February 1, 2023

RECEIVED

Via E-mail (CorporationClerk@floridahousing.org)

FEB 1 2023 8:31 AM

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

FLORIDA HOUSING
FINANCE CORPORATION

Re: RFA 2022-201 Housing Credit Financing for Affordable Housing in Medium and Small Counties
Notice of Protest by Flagler Pointe Apartments Limited Partnership
Applicant for Application No. 2023-037C, Flagler Pointe Apartments

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Flagler Pointe Apartments Limited Partnership ("Flagler Pointe"), Applicant for Application No. 2023-037C in RFA 2022-201, for the proposed Flagler Pointe Apartments development, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2022-201, as approved by the Corporation's Board of Directors on Friday, January 27, 2023. These spreadsheets were posted on the Corporation's website on Friday, January 27, 2023, at 10:47 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

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

Sincerely,

M. Christopher Bryant
Telephone: (850) 521-0700
Mobile: (850) 544-5302
Email: cbryant@ohfc.com
Counsel for Flagler Pointe Apartments Limited Partnership
Applicant for Application No. 2023-037C

cc: Hugh Brown, General Counsel (Hugh.Brown@floridahousing.org)
Betty Zachem, Assistant General Counsel (Betty.zachem@floridahousing.org)

RFA 2022-201 - Board Approved Preliminary Awards

Total HC For Medium Counties in RFA	14,534,560
Total HC Allocated to Medium Counties	14,798,697.00
Plus Unallocated Small County Funding	95,251.00
Total HC For Medium Counties Remaining	431,913

Total HC For Small Counties in RFA	1,146,250
Total HC Allocated to Small Counties	1,040,000.00
Total HC for Small Counties Remaining	106,250

Application Number	Name of Developer	County	County Seat	Name of Includable Project Representative	Name of Developer	State	Local Units	Connective HC Request Amount	Eligible For Funding?	Priority Date	Area of Opportunity	Qualifies for SDCG Grant?	(SAC) Identification Sheet?	SDG/ multiple units of commercial support?	SDG - Local partnership?	Family Size in Medium County the Applicant is in Opportunity/ SDCG Funding Goal?	Qualifies for the Funding Goal?	SDG - Local preference?	TSM Funds	Ex-Gratia Funding Available?	Development Category Preference	Emerging Classification	Priority Funding Preference	Needs Job Creation Preference	Industry Choice
Goal to fund three Applications that qualify for the Local Government Area of Opportunity Goal																									
0221-001C	Sea Surface	Alameda	St	Michaela	Seafront Development LLC	FL	80	37,500,000	Y	1	3	1	1	N	N/A	0	Y	N	0	1	Y	6	Y	Y	1
0221-002C	Marina North East West	Alameda	St	Michaela	Marina Development Group LLC (DBA EastWest)	FL	77	37,000,000	Y	1	3	1	1	Y	N/A	0	Y	N	0	1	Y	6	Y	Y	1
0221-003C	Fla Courtyard at Water Lane	Alameda	St	Michaela	Fla Courtyard at Water Lane	FL	81	11,500,000	Y	1	3	1	1	Y	N/A	0	Y	N	0	1	Y	6	N	Y	1
Goal to fund one Application that qualifies for the Central Goal																									
0221-042C	Florida Parc	Alameda	St	Osceola	Florida Parc Dev. LLC	FL	80	22,000,000	Y	1	3	1	1	N	N/A	0	Y	N	0	1	Y	6	Y	Y	1
Goal to fund two Priority Demographic Applications that qualify for the Geographic Area of Opportunity / SDG designated SDCG Funding Goal																									
0221-004C	Seafront at Water	Alameda	St	Michaela	Seafront at Water LLC	FL	80	12,875,000	Y	1	3	1	1	N	N/A	0	Y	N	0	1	Y	6	Y	Y	1
0221-012C	Marina at Water	Alameda	St	Michaela	Marina at Water LLC	FL	80	15,075,000	Y	1	3	1	1	N	N/A	0	Y	N	0	1	Y	6	Y	Y	1
Small County Applications																									
0221-040C	Seafront	Alameda	St	Michaela	Seafront Development Group LLC	FL	80	1,000,000	Y	1	3	1	1	N	N/A	0	Y	N	0	1	Y	6	Y	Y	1
Remaining Medium County Applications																									
0221-041C	Florida Parc	Alameda	St	Osceola	Florida Parc Dev. LLC	FL	80	1,000,000	Y	1	3	1	1	Y	N/A	0	Y	N	0	1	Y	6	Y	Y	1

On January 21, 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 make the Applicants a letter of award.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 220.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-02.005, F.A.C. Failure to file a protest within the time provided in Section 220.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 220, Fla. Stat.

RFA 2022-201 - Board Approved Scoring Results

Application Number	Name of Developer	County	County Seat	Name of Authorized Project Representative	Name of Developer	Comp	Total Acres	Competitive Bid Request Amount	Eligible For Funding?	Priority Level	PIA Award Opportunity	Qualifies for LEAD?	LEAD? (Revolving Fund?)	LEAD? multiple uses of LEAD/USDA support?	LEAD? (lower preference?)	Family Dev: Median County that qualifies for the Geographic Area of Opportunity Funding Goal?	Qualifies for the Small Loan?	Small Loan preference?	Total Points	Per Unit Development Funding Preference	Development Category Funding Preference	Leasing/Construction	Priority Funding Preference	Florida Job Creation Preference	Lottery Number	
Eligible Applications																										
2021-028	Deer Cove	Manatee	M	Ronald A. King	Blue G. Escrow, LLC	F	72	\$2,040,000	Y	1	N	Y	Y	N	N	N	N	N	10	Y	Y	A	Y	Y	26	
2021-021C	Dypress Pine Estates	Manatee	M	William C. DeBora	Pine Bluffs 2004 LLC, LLC	F	72	\$1,715,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	10	
2021-022C	Heritage Village	Indian River	M	Matthew A. Ringer	Heritage Village Developers, LLC	S, Non-Alt	72	\$2,015,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	38	
2021-023C	Avalon Park Apartments	Highlands	M	Timothy M. Morgan	HC Florida Development, LLC	F	80	\$2,018,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	11	
2021-024C	Valencia Apartments	DeSoto	S	Timothy M. Morgan	HC Florida Development, LLC	F	40	\$1,095,000	Y	1	N	N	N	N	N/A	N	N	N	11	Y	Y	A	Y	Y	16	
2021-025C	Arroyo del Oso - Palms	Osceola	M	Garrett C. Zimmerman	Zimmerman Properties, LLC	F	72	\$1,810,000	Y	1	N	N	N	N	N/A	Y	N	N	11	Y	Y	A	Y	Y	15	
2021-026C	The Apartments at Hidden Lake	Orlando	M	Matthew A. Ringer	HC Florida Lake Developers, LLC	S, Non-Alt	83	\$2,015,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	N	Y	11	
2021-027C	Forest Oaks	DeSoto	M	Matthew A. Ringer	HC Florida Oaks Developers, LLC	S, Non-Alt	72	\$2,015,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	44	
2021-028C	High Sun Manor	Osceola	M	Barbara Jordan	Stone Investment Partners, LLC	S, Non-Alt	100	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	10	
2021-029C	Arden Place	Polk	S	David Hill	Real Neighborhoods, Incorporated, Odessa Development Group L, LLC	F	30	\$1,015,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	45	
2021-030C	Park East	Oklawaha	S	Steven Hill	Real Neighborhoods, Incorporated, Odessa Development Group L, LLC	F	24	\$1,020,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	22	
2021-031C	Centralville Place	Osceola	M	Michael House	CMC FL Developer VI LLC	F	52	\$1,564,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	B	Y	Y	42	
2021-032C	Timberline Apartments	DeSoto	M	Timothy M. Morgan	HC Florida Development, LLC	F	80	\$2,018,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	41	
2021-033C	Two Lakes Estates - Phase II	Polk	M	Matthew A. Ringer	HC Florida Lakes II Developers, LLC, Polk County Housing Developers, Inc.	F	40	\$2,015,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	21	
2021-034C	West at Princeton	Ala	M	Michael H. Altai	Real Development Group, LLC, LC-MA Developers, LLC	F	80	\$2,010,000	Y	1	N	N	N	N	N/A	Y	N	N	11	Y	Y	B	Y	Y	20	
2021-035C	Five Star at Aqueduct	Alachua	M	Donald W. Farnon	DFP Development 22 LLC	F	74	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	30	
2021-037C	Maple Point Apartments	Flagler	M	Donald W. Farnon	DFP Development 22 LLC	F	70	\$1,240,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	28	
2021-038C	Open Hill Land Homes	Flagler	M	Donald W. Farnon	DFP Development 22 LLC	F	28	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	52	
2021-040C	Herndon Park For Myer	Ala	M	Michael H. Altai	Real Development Group, LLC, LC-MA Developers, LLC	S, Non-Alt	72	\$2,040,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	1	
2021-041C	Baymont Gardens	DeSoto	M	Christopher L. Swear	MSP Services Gardens Developers, LLC	S, Non-Alt	114	\$2,040,000	Y	1	N	Y	Y	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	24	
2021-042C	Palms at Palms	Osceola	M	Edward Hill	Palms at Palms Dev, LLC	S, Non-Alt	80	\$2,040,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	9	
2021-043C	Marina Palms at Bayshore II	Ala	M	Michael H. Altai	Real Development Group, LLC, LC-MA Developers, LLC	F	45	\$1,015,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	4	
2021-044C	The Estates at Pines 2	Osceola	M	Joseph D. Dorman	Royal American Properties, LLC	F	80	\$2,015,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	8	
2021-045C	The Estates at Northshore	Osceola	M	Joseph D. Dorman	Royal American Properties, LLC	S, Non-Alt	86	\$1,995,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	17	
2021-046C	Five Meadows	Osceola	M	A. David Page	Scallop Development, Inc. a WA corporation doing business in FL as Scallop Development Services, Inc.	F	26	\$2,000,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	47	
2021-047C	Gravel Court	Osceola	M	A. David Page	Scallop Development, Inc. a WA corporation doing business in FL as Scallop Development Services, Inc.	F	26	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	18	
2021-048C	Residences at Oak City	Polk	M	Robert Hocking	McBee Residences in Polk Partners, Inc. (SMAFL) Development, LLC, B Back Development, LLC	F	106	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	17	
2021-049C	Palms at Village	Osceola	M	Michael Swank	OSR Palms at Village Developers LLC	F	80	\$1,740,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	B	Y	Y	1	
2021-050C	Winds at Academe Place	DeSoto	M	Joseph Dorman	Colony Academe Developers, LLC, DC-MA Developers, LLC	F	60	\$1,910,000	Y	1	N	Y	N	Y	N/A	Y	N	N	10	Y	Y	B	N	Y	11	

RFA 2022-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Site	Name of Authorized Applicant Representative	Name of Developer	Class	Total Units	Competitive Bid Process Amount	Eligible for Funding?	Priority Level	PIA Area of Opportunity	Qualified As LGAD Goal?	LGAD Stabilization Plan?	LGAD Multiple years of continuous support?	LGAD - Lower preference?	Does it Qualify for the Geographic Area of Opportunity / SAEBA Funding Goal?	Qualified for the SAEBA Goal?	Is it a lower preference?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leasing/Class/Incentive	Priority Funding Preference	Historic Job Creation Preference	Lottery Number	
2023-051	Riviera Towers	Duval	H	David Gardner	RECAP Affordable Communities, Inc. Revale Development of 122 Studios, LLC 42 Studios, LLC	C, Non-Alt	72	\$2,000,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	7	
2023-052	Riviera Gardens	Alachua	M	David Gardner	RECAP Affordable Communities, Inc. Revale Development of 122 Studios, LLC 42 Studios, LLC	C	72	\$2,000,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	49	
2023-053	Longwood Gardens	Citrus	M	Oscar Sol	Longwood Gardens Dev, LLC	C, Non-Alt	80	\$2,015,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	23	
2023-054	Trinity Village	Duval	M	Charles T Andrews	Trinity Village Dev, LLC 9M Trinity Village Bldg, LLC	C, Non-Alt	80	\$2,035,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	35	
2023-055	Lakeland Flats	Levy	M	Emet Green	Lakeland Gardens Development, LLC	C	72	\$2,000,000	Y	1	N	Y	N	N	N/A	Y	N	N	20	Y	Y	B	Y	Y	30	
2023-056	Orlando Oaks	Orange	M	Paula M. Douglas/Phonix	Orlando Oaks Development, LLC 100 Affordable Communities, LLC 40C Communities, LLC	C	80	\$2,000,000	Y	1	N	Y	N	N	N/A	Y	N	N	20	Y	Y	A	Y	Y	12	
2023-057	Minnow Lake Apartments	Volusia	M	C. Hunter Nelson	Minnow Lake State Development, LLC	C	48	\$2,015,000	Y	1	N	Y	N	N	N/A	Y	N	N	23	Y	Y	A	Y	Y	18	
2023-058	Paradise	Orange	S	Wesley Pitt	Paradise Neighborhoods, Incorporated 104th Development Group, LLC	C, Non-Alt	20	\$1,015,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	10	
2023-059	Madison Oaks Eco	Manatee	M	Patrick Flaw	American Habitat of Communities, LLC New South Residential, LLC	C, Non-Alt	48	\$2,015,000	Y	2	N	Y	N	Y	N/A	N	N	N	10	Y	Y	N	N	Y	5	
2023-060	India Lakeside 1000	Charlotte	M	Ray Green	Midology Development, LLC 1000 Lakeside Development, LLC 1000 Lakeside Development, LPA, L.P.	C	72	\$2,040,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	39	
2023-061	Stone Mountain Phase I	Polk	M	Daniel Smith	Stone Mountain Development, LLC 2000 Stone Mountain Phase I Development, LLC	C	74	\$2,040,000	Y	1	N	Y	Y	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	48	
2023-062	Westside Phase I	Volusia	M	Daniel Smith	Westside Development, LLC 1000 Westside Phase I Units Development, LLC	C	84	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	6	
2023-063	Lakeland Commons Phase II	Sebastian	M	Daniel Smith	Lakeland Commons Development, LLC 1000 Affordable Development, LLC	C	70	\$2,040,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	27	
2023-064	Summit Village	Flamstead	M	Daniel Smith	Summit Village Development, LLC Summit Village Development, LLC	C, Non-Alt	60	\$2,040,000	Y	2	N	Y	N	N	N/A	N	N	N	20	Y	Y	B	Y	Y	42	
2023-065	Harbor Village	St. Leon	M	Oscar Solano	Harbor Village Development, LLC	C	24	\$2,040,000	Y	1	N	Y	N	N	N/A	N	N	N	20	Y	Y	A	Y	Y	24	
2023-066	New Trails Plaza	Sebastian	M	Thomas Nelson	New Trails Plaza Development, LLC 1000 Affordable Development, LLC	C	28	\$1,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	20	Y	Y	A	Y	Y	1	
2023-067	Palms 1-100	Osceola	M	Steven E. Owens	Palms 1-100 Development, LLC	C	88	\$2,040,000	Y	1	N	Y	M	Y	N/A	Y	Y	M	30	Y	Y	A	Y	Y	49	
2023-068	Cherokee Ridge Senior Village II	Lake	M	Steven Wheeler	Cherokee Ridge Senior Village II Development, LLC	C, Non-Alt	72	\$1,040,000	Y	1	N	Y	N	Y	N/A	N	N	N	30	Y	Y	A	Y	Y	19	
Waived Applications																										
2023-069	Longwood Gardens II	Volusia	S	Daniel E. Acosta	Longwood Gardens II, LLC	C, Non-Alt	40	\$1,340,250	N	1	N	N	N	N	N/A	N	N	N	30	Y	Y	A	Y	Y	31	
2023-070	Southwood Village One Phase 2	Lee	M	Gregory R. Bennett	Southwood Village One Phase 2 Development, LLC	C	120	\$3,040,000	N	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	N	Y	20	
2023-071	Summit at Parklands	Orange	M	Paul Green	Summit at Parklands Development, LLC	C	180	\$2,640,000	N	2	N	N	N	N	N/A	N	N	N	5	Y	Y	A	Y	Y	40	
2023-072	Summit at Estancia	Orlando	M	Paul Green	Summit at Estancia Development, LLC	C	40	\$1,640,000	N	2	N	N	N	N	N/A	Y	N	N	5	Y	Y	A	N	Y	11	
2023-073	Woodcrest Park Phase II	Alachua	M	Oscar Solano	Woodcrest Park Phase II Development, LLC 1000 Affordable Development, LLC	C	56	\$1,040,000	N	1	Y	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	14	

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 120.5710, Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.000, F.A.C. Failure to file a protest within the time prescribed in Section 120.5710, Fla. Stat., shall constitute a waiver proceeding under Chapter 120, Fla. Stat.