

BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

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JIC PALATKA APARTMENTS, LLC,

Petitioner,

vs.

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

FHFC Case No. 2023-008BP

FHFC RFA No. 2022-201

Petitioner's Application No. 2023-024C

FLORIDA HOUSING
FINANCE CORPORATION

**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 JIC PALATKA APARTMENTS, LLC, ("Petitioner" or "JIC Palatka"), 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 2021-201. Specifically, JIC Palatka contests the determination that the selected Small County applicant, Parc West (Appl. No. 2023-058C), is eligible for consideration for funding; and asserts that its own application for Palatka Apartments (Appl. No. 2023-024C) should be selected for funding. 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 of 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, JIC Palatka Apartments, is a Florida limited liability company, whose business address is 7160 Chagrin Road, Suite 250, Chagrin Falls, OH 44023. 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. 2023-024C, in RFA 2022-201 seeking an award of tax credits in the annual amount of \$1,060,360. Petitioner proposes to construct a new 40-unit development to be known as Palatka Apartments in Putnam County, designated by Florida Housing as a Small 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 40% 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 8:34 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 2020-201 process, FHFC sought to award up to an estimated \$14,534,550 of Housing Credits for the construction of affordable housing developments in Medium Counties, and 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 Putnam County, where Petitioner proposes to construct its development, the ELI level is 40% 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 40% 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 for applicants proposing developments in Medium Counties, identifying types or locations of developments sought to be funded. There were no specific funding goals for applicants from Small Counties, other than the goal to fund one Small County application.

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), including one Small County application, 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 scores. The maximum score an Applicant can achieve is 10 points. All five of the Small County Applications, including 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.” For Small County Applicants, the tie-breakers after Priority Level and Application Score were as follows, in the order shown:

(1) 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. (JIC Palatka qualified for this preference.)

(2) A Development Category Funding Preference, which favors New Construction and non-Preservation Rehabilitation applicants over Preservation Rehabilitation applicants. (JIC Palatka 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”). (JIC Palatka qualified as a Group “A” application.)

(4) 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. (JIC Palatka 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. (JIC Palatka qualified for this preference.)

(6) Lottery numbers randomly assigned to the applications when they are submitted to Florida Housing. JIC Palatka's lottery number was 16.

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 eight applicants for funding, including one Small County Applicant. The Small County Applicant that was selected was Application number 2023-058C, Parc West, from Okeechobee County. Parc West was selected instead of Palatka Apartments because Parc West had a better lottery number (#10) than Palatka Apartments (#16).

18. After selection of Parc West, there remained only \$96,250 in housing credit available for Small County. This was an insufficient amount of remaining funding to fulfill any Small County applicant's funding request, so under the terms of the RFA no further Small County applications were recommended by the review committee for funding.

19. Florida Housing's Board of Directors met on January 27, 2023, and its agenda included consideration of the recommendations for RFA 2022-201. The Board of Directors adopted all staff recommendations as to eligibility, scoring, and funding recommendations in RFA 2022-201. As noted previously, these results were posted to the Corporation's website.

20. Petitioner challenges the selection of Parc West in Okeechobee County, Application number 2023-058C, as the Small County applicant, as it does not meet all of the RFA's eligibility requirements. If Parc West is not eligible or selection, then JIC Palatka would be entitled to selection for funding as the next highest ranked Small County applicant.

Eligibility Issue for Parc West

21. RFA 2022-201 requires all Applicants to demonstrate their Ability to Proceed with developing and constructing their proposed development. One of the required elements of Ability to Proceed is the performance of an Environmental Site Assessment ("ESA") by a qualified environmental firm. The firm then must complete and sign a Verification of Environmental Safety – Phase I Site Assessment form (Form Rev. 07-2022). The RFA, at page 44 of 133 (copy attached to this Petition as Exhibit D) requires that an applicant provide "the applicable properly completed and executed [FHFC] Verification of Environmental Safety – Phase I Site Assessment form" (emphasis added) as Attachment 11 to the Application. The form includes a signature block to include the name, address, and phone number of the environmental firm that performed the ESA, and lines for "Authorized Signature," "Print or Type Name of Signatory," and "Date."

22. The ESA form included in the Parc West application is attached to this Petition as Exhibit E. It does not contain a signature on the “Authorized Signature” line, and there is no name typed in for the Signatory, only the title “President.” Parc West’s form has thus been neither completed nor executed, contrary to the clear mandatory instruction of the RFA.

23. The RFA also sets out, at page 75 and 76 of 133, a lengthy list of Eligibility Items. The list is accompanied by the warning that “Only Applications that meet all of the following Eligibility Items will be eligible for funding and consideration for funding selection.” One of the Eligibility Items listed is “Environmental Site Assessment demonstrated.”

24. Parc West has clearly not demonstrated an Environmental Site Assessment, because the form purporting to document it was not completed and executed as required by the terms of the RFA.

25. Since Parc West is ineligible for consideration for funding, Palatka Apartments is the highest ranked eligible Small County application and is entitled to selection for funding.

Disputed Issues

26. 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 the Parc West application number 2023-058C included a properly completed and executed Verification of Environmental Safety Phase I Environmental Site Assessment form. Petitioner contends that it did not, and that it would be unsupported by fact and contrary to fact, and thus arbitrary and capricious, to determine that the Parc West application included a properly completed and executed form.
- b. Whether Parc West demonstrated in its application and attachments that an

Environmental Site Assessment was performed. Petitioner contends that it did not; and that a determination that it did would be contrary to the RFA requirements in a manner that is arbitrary, capricious, and clearly erroneous.

c. Whether the Parc West application is eligible for consideration for funding in this RFA. Petitioner contends that Parc West's application is ineligible, and that a determination that Parc West is eligible would be contrary to the RFA requirements in a manner that is arbitrary, capricious, and clearly erroneous.

d. Whether, if Parc West is ineligible, the Palatka Apartments application is entitled to selection for funding as the highest scoring eligible Small County applicant. Petitioner contends that its Palatka Apartments application is entitled to selection for funding, and that the failure to select it would be contrary to the RFA in a manner which is arbitrary, capricious, and clearly erroneous.

27. 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

28. As its concise statement of ultimate fact, Petitioner asserts that the Parc West application number 2023-058C is ineligible for consideration for funding because it does not include a properly completed and executed Environmental Site Assessment form. Palatka Apartments, application number 2023-024C, is entitled to be selected for funding as the highest ranked eligible Small County application.

29. Petitioner seeks entry of recommended and final orders finding the Parc West application ineligible, and finding Petitioner's application to be the highest ranked eligible Small County applicant. 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

30. 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
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Attorney for Petitioner JIC Palatka Apartments, LLC

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 / SADDA 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 | Reverstone 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 | Ruption 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 | Ala | 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; SCHM 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 Neighborhood, 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 | SHWA 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 | Daron 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 |
|--------------------|---------------------|--------|-------------|---|--------------------|------|-------------|-------------------------------|-----------------------|----------------|-------------------------|--------------------------|----------------------------|---|--------------------------|--|---------------------------------|-----------------------------|--------------|--|---|---------------------------|----------------------|---------------------------------|----------------|
|--------------------|---------------------|--------|-------------|---|--------------------|------|-------------|-------------------------------|-----------------------|----------------|-------------------------|--------------------------|----------------------------|---|--------------------------|--|---------------------------------|-----------------------------|--------------|--|---|---------------------------|----------------------|---------------------------------|----------------|

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 |
|-----------|----------------|---------|---|-----------|-------------------------|------------|----|-------------|---|---|---|---|---|---|-----|---|---|---|----|---|---|---|---|---|---|

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 |
|-----------|-----------|------------|---|-------------|---|------------|----|-------------|---|---|---|---|---|---|-----|---|---|---|----|---|---|---|---|---|----|

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 |
|-----------|---------------------------|-----|---|----------------|--------------------------------|------------|----|-------------|---|---|---|---|---|---|-----|---|---|---|----|---|---|---|---|---|----|

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.OHFC.COM

ATTORNEYS:
TIMOTHY P. ATKINSON
M. CHRISTOPHER BRYANT
SEGUNDO J. FERNANDEZ
AUSTIN L. GASIOREK
KENNETH G. OERTEL

OF COUNSEL:
C. ANTHONY CLEVELAND

February 1, 2023

RECEIVED

FEB 1 2023 8:34 AM

Via E-mail (CorporationClerk@floridahousing.org)

FLORIDA HOUSING
FINANCE CORPORATION

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

Re: RFA 2022-201 Housing Credit Financing for Affordable Housing in Medium and Small Counties
Notice of Protest by JIC Palatka Apartments, LLC
Applicant for Application No. 2023-024C, Palatka 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, JIC Palatka Apartments, LLC ("JIC Palatka"), Applicant for Application No. 2023-024C in RFA 2022-201, for the proposed Palatka 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).

JIC Palatka 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 JIC Palatka Apartments, LLC
Applicant for Application No. 2023-024C

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 | 14,524,550 |
| Total HC Allocated to Medium Counties | 18,138,897.00 |
| Plus Unallocated Small County Funding | 94,350.00 |
| Total HC for Medium Counties Remaining | 431,863 |

| | |
|---------------------------------------|--------------|
| 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 Author or Principal Representative | Name of Developer | Demo | Total Units | Competitive Bid Request Amount | Eligible for Funding? | Priority Level | Risk Area of Opportunity | Qualifies for SAO# 4? | LEAD/ Rehabilitation Plan? | LEAD/ multiple years of additional support? | LEAD - lower preference? | Family DV's Medium County that qualifies for the Geographic Area of Opportunity / SAO# 4 Funding Goal? | Qualifies for the Funding Goal? | Special - lower preference? | Total Points | Per Unit Construction Funding Preference | Development Category Funding Preference | Leveraging Classification | Priority Funding Preference | Florida Job Creation Preference | Lottery Number |
|--|----------------------------------|---------|-------------|--|--|------------|-------------|--------------------------------|-----------------------|----------------|--------------------------|-----------------------|----------------------------|---|--------------------------|--|---------------------------------|-----------------------------|--------------|--|---|---------------------------|-----------------------------|---------------------------------|----------------|
| Goal to fund three Applications that qualify for the Local Government Area of Opportunity Goal | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022-016C | New End Plaza | Sevilla | M | Shawn Wilson | Shen RT Developer, LLC CAS Developer, LLC | F | 95 | \$2,040,000 | Y | 1 | N | F | Y | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 1 |
| 2022-048C | Peninsula Back East Miami | Lee | M | Michael R. Alar | General Development Group, LLC - CGRA Developer, LLC | E, Non-Alt | 72 | \$2,040,000 | Y | 1 | N | Y | M | Y | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 3 |
| 2022-026C | The Courtyard at 11300 Lake Lane | Clark | M | Matthew B. Engel | ETS Hidden Lake Developer, LLC | E, Non-Alt | 81 | \$2,010,000 | Y | 1 | N | Y | N | Y | N/A | N | N | N | 10 | Y | Y | A | N | Y | 15 |
| Goal to fund one Application that qualifies for the Special Goal | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022-042C | Pinkish Park | Osceola | M | David Tol | Peninsula Park Dev, LLC | E, Non-Alt | 86 | \$2,020,000 | Y | 1 | N | N | N | N | N/A | N | Y | N | 10 | Y | Y | A | Y | Y | 9 |
| Goal to fund two Family Demographic Applications that qualify for the Geographic Area of Opportunity / HUD-designated SAO# 4 Funding Goal | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021-046C | The Terrace at Pines 2 | Lake | M | Joseph Chapman | Royal Emerald Properties, LLC | F | 80 | \$2,025,000 | Y | 1 | N | N | N | N | N/A | Y | N | N | 20 | Y | Y | A | Y | Y | 8 |
| 2021-057C | Wineyards New Apartments | Volusia | M | L. Hunter Nelson | RJS Estate Made Developer, LLC | F | 68 | \$2,025,000 | Y | 1 | N | Y | N | N | N/A | Y | N | N | 10 | Y | Y | A | Y | Y | 20 |
| Final County Application | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022-028C | Two MHA | DeSoto | S | James RFA | First Peoples Family Properties Development Group, LLC | E, Non-Alt | 30 | \$1,000,000 | Y | 1 | N | N | N | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 10 |
| Remaining Medium County Application | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022-025C | Residence at Northshore | Bay | M | Joseph Diapera | Royal American Properties, LLC | E, Non-Alt | 86 | \$1,919,999 | Y | 1 | N | Y | N | Y | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 17 |

On January 27, 2023, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's notice 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 220.57(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 220.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 329, Fla. Stat.

RFA 2022-201 - Board Approved Scoring Results

| Application Number | Name of Development | County | County Size | Name of Author/Developer | Name of Developer | Owner | Total Units | Competition HC Request Amount | Eligible Funding? | Priority Level | RFA Area of Opportunity | Qualifies for LGAD Goal? | LGAD/Resubmitter Req? | SSM/ multiple years of continued support? | LGAD - lower preference? | Family live in Medium County that qualifies for the Geographic Area of Opportunity / RFA Goal Funding Goal? | Qualify for the Small Goal? | Small - lower preference? | Total Points | Per Unit Contribution Funding Preference | Development Category Funding Preference | Language Classification | Priority Funding Preference | Public Job Creation Preference | Letter Number | |
|------------------------------|-----------------------------|--------------|-------------|--------------------------|--|-------|-------------|-------------------------------|-------------------|----------------|-------------------------|--------------------------|-----------------------|---|--------------------------|---|-----------------------------|---------------------------|--------------|--|---|-------------------------|-----------------------------|--------------------------------|---------------|--|
| Eligible Applications | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022-012X | Little Cove | Maricopa | M | Shawn Wilson | MarCC Develop, LLC | F | 33 | \$1,643,000 | Y | 3 | N | Y | Y | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 28 | |
| 2022-012Y | Cypress Park Estates | Maricopa | M | Glenn E. Hedge | Four Seasons Development, LLC | F | 32 | \$1,105,000 | Y | 3 | N | N | N | N | N/A | Y | N | N | 20 | Y | Y | A | Y | Y | 20 | |
| 2022-012Z | Pine Village | Indian River | M | Matthew A. Rieger | 1122 Vision Village Develop, LLC | F | 29 | \$1,673,000 | Y | 3 | N | Y | Y | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 38 | |
| 2022-013A | Acorn Park Apartments | Highland | M | Timothy M. Morgan | ELC Home Development, LLC | F | 89 | \$1,038,000 | Y | 3 | N | Y | Y | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 51 | |
| 2022-013B | Paloma Apartments | Pinal | S | Tamara M. Morgan | ELC Home Development, LLC | F | 48 | \$1,000,000 | Y | 3 | N | N | N | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 30 | |
| 2022-013C | Arroyo del Sol at Palom | Leavi | M | Virginia C. Zimmerman | Greenwood Properties LLC | F | 72 | \$1,400,000 | Y | 3 | N | N | N | N | N/A | Y | N | N | 5 | Y | Y | A | Y | Y | 35 | |
| 2022-013D | The Commons at Mill Creek | Gila | M | Matthew A. Rieger | 1122 Vision Village Develop, LLC | F | 86 | \$5,300,000 | Y | 3 | N | Y | N | Y | N/A | N | N | N | 10 | Y | Y | A | N | Y | 31 | |
| 2022-013E | Acorn Glen | Brewster | M | Matthew A. Rieger | 1122 Vision Village Develop, LLC | F | 71 | \$2,000,000 | Y | 3 | N | Y | N | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 41 | |
| 2022-013F | Capitol Manor | Coconino | M | Barbara Daniel | Peak Preservation Partners, LLC | F | 100 | \$3,300,000 | Y | 3 | N | Y | Y | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 20 | |
| 2022-013G | Acacia Palms | Pinal | S | Steven Kirk | Rural Neighborhoods Incorporated/ Oxbow Development Group L, LLC | F | 26 | \$1,905,000 | Y | 1 | N | N | N | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 45 | |
| 2022-013H | Pine Lake | Coconino | S | Steven Kirk | Rural Neighborhoods Incorporated/ Oxbow Development Group L, LLC | F | 24 | \$1,800,000 | Y | 1 | N | N | N | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 23 | |
| 2022-013I | Cambridge Palms | Leavi | M | Michael Hesse | CORE FL Developer VI LLC | F | 24 | \$1,364,000 | Y | 1 | N | N | N | N | N/A | Y | N | N | 10 | Y | Y | A | Y | Y | 40 | |
| 2022-013J | Acacia Apartments | Brewster | M | Timothy M. Morgan | ELC Home Development, LLC | F | 40 | \$3,600,000 | Y | 3 | N | N | N | N | N/A | Y | N | N | 10 | Y | Y | A | Y | Y | 41 | |
| 2022-013K | Two Lakes Estate - Phase II | Pinal | M | Matthew A. Rieger | 1122 Vision Village Develop, LLC | F | 85 | \$3,000,000 | Y | 3 | N | N | N | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 21 | |
| 2022-013L | Area of Princeton | Lee | M | Michael S. Allen | PRIMA DEVELOPMENT GROUP LLC/SCA Developer, LLC | F | 10 | \$1,800,000 | Y | 3 | N | N | N | N | N/A | Y | N | N | 5 | Y | Y | A | Y | Y | 22 | |
| 2022-013M | Pine Island Apartments | Yavapai | M | Donald W. Parker | SDP Development 22 LLC | F | 24 | \$1,640,000 | Y | 3 | N | N | N | N | N/A | Y | N | N | 10 | Y | Y | A | Y | Y | 50 | |
| 2022-013N | Flagler Palms Apartments | Flagler | M | Donald W. Parker | SDP Development 22 LLC | F | 30 | \$1,600,000 | Y | 3 | N | N | N | N | N/A | Y | N | N | 10 | Y | Y | A | Y | Y | 26 | |
| 2022-013O | Dark Hill Townhomes | Brewster | M | Donald W. Parker | SDP Development 22 LLC | F | 14 | \$2,200,000 | Y | 3 | N | N | N | N | N/A | Y | N | N | 10 | Y | Y | A | Y | Y | 32 | |
| 2022-013P | Theresa North Fort Myers | Lee | M | Michael S. Allen | PRIMA DEVELOPMENT GROUP LLC/SCA Developer, LLC | F | 72 | \$1,700,000 | Y | 3 | N | Y | N | Y | N/A | N | N | N | 20 | Y | Y | A | Y | Y | 1 | |
| 2022-013Q | Reverend Gardens | Pinal | M | Christopher J. Shover | MRP Beyond Gardens Develop, LLC | F | 114 | \$2,900,000 | Y | 3 | N | Y | Y | Y | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 24 | |
| 2022-013R | Reverend Pine | Brewster | M | Christopher J. Shover | MRP Beyond Gardens Develop, LLC | F | 89 | \$2,000,000 | Y | 3 | N | N | N | N | N/A | N | Y | N | 10 | Y | Y | A | Y | Y | 1 | |
| 2022-013S | Acacia Palms at Declore II | Lee | M | Michael S. Allen | PRIMA DEVELOPMENT GROUP LLC/SCA Developer, LLC | F | 45 | \$1,675,000 | Y | 3 | N | N | N | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 4 | |
| 2022-013T | The Palms at Pine 2 | Leavi | M | Joseph Chapman | PRIMA DEVELOPMENT GROUP LLC/SCA Developer, LLC | F | 80 | \$2,000,000 | Y | 3 | N | N | N | N | N/A | Y | N | N | 10 | Y | Y | A | Y | Y | 8 | |
| 2022-013U | The Palms at Northcote | Lee | M | Joseph Chapman | PRIMA DEVELOPMENT GROUP LLC/SCA Developer, LLC | F | 86 | \$1,970,000 | Y | 3 | N | Y | N | Y | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 17 | |
| 2022-013V | Pine Meadows | Coconino | M | J. David Page | Swalper Development, Inc. a WA corporation doing business in FL as Swalper Development Services, Inc | F | 26 | \$2,000,000 | Y | 3 | N | N | N | N | N/A | Y | N | N | 10 | Y | Y | A | Y | Y | 40 | |
| 2022-013W | Orchard Court | Chino | M | L. Emel Page | Swalper Development, Inc. a WA corporation doing business in FL as Swalper Development Services, Inc | F | 96 | \$2,000,000 | Y | 3 | N | N | N | N | N/A | Y | N | N | 20 | Y | Y | A | Y | Y | 16 | |
| 2022-013X | Redwood at Oak City | Pinal | M | Robert Hinkley | Peak Development Partners, Inc. a WA corporation doing business in FL as Peak Development, LLC | F | 106 | \$2,000,000 | Y | 3 | N | N | N | N | N/A | Y | N | N | 10 | Y | Y | A | Y | Y | 37 | |
| 2022-013Y | Pine Valley | Leavi | M | Michael Hesse | CORE FL Developer VI LLC | F | 40 | \$1,790,000 | Y | 3 | N | N | N | N | N/A | Y | N | N | 10 | Y | Y | A | Y | Y | 7 | |
| 2022-013Z | Village at Academy Place | Seminole | M | Joseph Chamber | Galileo Academy Develop, LLC/SCA Developer, LLC | F | 10 | \$3,000,000 | Y | 3 | N | Y | N | Y | N/A | Y | N | N | 10 | Y | Y | A | N | Y | 50 | |

RFA 2022-201 - Board Approved Scoring Results

| Application Number | Name of Development | County | County Site | Name of Authorized Principal Representative | Name of Developer | Class | Total Units | Percent Low- or Moderate-Income | Eligible for Funding? | Priority Level | At-Risk Area of Opportunity | Qualifies for LEAD Goal? | LEAD/ Revitalization Plan? | LEAD/ eligible years of most income support? | LEAD - lower preference? | Family One in Medium County that Qualifies for the Geographic Area of Opportunity / SACEDA Funding Goal? | Qualifies for the Revitalization Goal? | Surf/All - lower preference? | Total Points | Per Unit Construction Funding Preference | Development Category Funding Preference | Leveraging Classification | Priority Funding Preference | Florida Job Creation Preference | Library Number | |
|--------------------------------|---------------------------------|------------|-------------|---|--|------------|-------------|---------------------------------|-----------------------|----------------|-----------------------------|--------------------------|----------------------------|--|--------------------------|--|--|------------------------------|--------------|--|---|---------------------------|-----------------------------|---------------------------------|----------------|--|
| 2023-0311 | Bayside Terrace | Okaloosa | M | Carol Gardner | TEAC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC | L, Non-AUT | 77 | 52,040,000 | Y | L | N | Y | N | N | N/A | N | N | N | 15 | Y | Y | B | Y | Y | 2 | |
| 2023-0321 | Bayside Gardens | Okaloosa | M | Carol Gardner | TEAC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC | F | 73 | 52,030,000 | Y | L | N | Y | N | Y | N/A | N | N | N | 15 | Y | Y | A | Y | Y | 45 | |
| 2023-0331 | Longwood Gardens | Chasee | M | Chasee Sal | Longwood Gardens Dev, LLC | L, Non-AUT | 60 | 52,031,000 | Y | L | N | Y | N | N | N/A | N | N | N | 15 | Y | Y | A | Y | Y | 25 | |
| 2023-0341 | Trinity Village | Polk | M | Charles J Anderson | Trinity Village Dev, LLC; DM Trinity Village Dev, LLC | L, Non-AUT | 63 | 52,029,000 | Y | L | N | Y | N | N | N/A | N | N | N | 15 | Y | Y | A | Y | Y | 25 | |
| 2023-0351 | Lakeside Flats | Levy | M | Brett Green | Chase Gardens Developers, LLC | F | 72 | 52,040,000 | Y | L | N | Y | N | N | N/A | Y | N | N | 15 | Y | Y | B | Y | Y | 30 | |
| 2023-0361 | Cardinal Oaks | Chieft | M | Paula McDonald Rhodes | Florida Development, LLC; 58 Acres Affordable Development, LLC; ROC Contemporary 8, LLC | F | 80 | 52,040,000 | Y | L | N | Y | N | N | N/A | Y | N | N | 15 | Y | Y | A | Y | Y | 12 | |
| 2023-0371 | Milwaukee Ave Apartment | Volusia | M | T. Hender Nelson | 555 Toledo Blvd Developers, LLC | F | 18 | 52,029,000 | Y | L | N | Y | N | N | N/A | Y | N | N | 10 | Y | Y | A | Y | Y | 20 | |
| 2023-0381 | Park West | Glades | S | Steven Kirk | Four Neighborhoods, Incorporated; Osborne Development Group L, LLC | L, Non-AUT | 26 | 52,020,000 | Y | L | N | Y | N | N | N/A | N | N | N | 15 | Y | Y | A | Y | Y | 10 | |
| 2023-0391 | Madison Oaks East | Manatee | M | Patrick E Law | American Residential Communities, LLC; New South Residential, LLC | L, Non-AUT | 88 | 52,040,000 | Y | L | N | Y | N | Y | N/A | N | N | N | 15 | Y | Y | A | N | Y | 5 | |
| 2023-0401 | Verde Experience Village | Charlotte | M | Katy Garcia | MMBuilding Development, LLC; Weaver Development, LLC; Renovar Development SPA, L.P. | F | 72 | 52,040,000 | Y | L | N | Y | N | N | N/A | N | N | N | 15 | Y | Y | A | Y | Y | 35 | |
| 2023-0411 | Give Mease Phase I | Polk | M | Darren Smith | 58WA Development, LLC; DRNG Grove Mease Phase I Properties, LLC | F | 74 | 52,040,000 | Y | L | N | Y | Y | Y | N/A | N | N | N | 15 | Y | Y | A | Y | Y | 48 | |
| 2023-0421 | Westside Phase II | Volusia | M | Darren Smith | NSB/DC Developers, LLC; Westside Phase II Fortis Developers, LLC | F | 64 | 52,080,000 | Y | L | N | Y | Y | N | N/A | N | N | N | 15 | Y | Y | A | Y | Y | 6 | |
| 2023-0431 | Lefts on Lemon Phase II | DeSoto | M | Darren Smith | Lulu's Fortis Developer, LLC; DM Affordable Development, LLC | F | 36 | 52,040,000 | Y | L | N | Y | N | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 21 | |
| 2023-0441 | Sunward Villas | Hernando | M | Darren Smith | DM Development, LLC; Sunward Park Development Developer, LLC | L, Non-AUT | 60 | 52,040,000 | Y | L | N | Y | N | N | N/A | N | N | N | 10 | Y | Y | B | Y | Y | 45 | |
| 2023-0451 | Summer Village | N. Laclede | M | Shawn Wilson | Blue Hill Developer, LLC | F | 68 | 52,040,000 | Y | L | N | Y | N | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 24 | |
| 2023-0461 | New Trail Plaza | Bayou | M | Shawn Wilson | Blue Hill Developer, LLC; GMS Developer, LLC | F | 30 | 52,040,000 | Y | L | N | Y | Y | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 1 | |
| 2023-0471 | Falcon Trace | DeSoto | M | Shawn B. Lewis | DM Development, LLC; Turnstone Development Corporation; Prohibit Housing Solutions, Incorporated | L, Non-AUT | 73 | 52,040,000 | Y | L | N | Y | N | Y | N/A | Y | N | N | 10 | Y | Y | A | Y | Y | 40 | |
| 2023-0481 | Damonian Ridge Senior Villas II | Lake | M | Susan Wilson | DM Development, LLC | L, Non-AUT | 73 | 52,040,000 | Y | L | N | Y | N | Y | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 18 | |
| ineligible Applications | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023-0331 | Green Creek Gardens II | Calhoun | S | Daniel A. Austin | A2D-WB Developers, LLC | L, Non-AUT | 40 | 52,340,250 | N | L | N | N | N | N | N/A | N | N | N | 10 | Y | Y | A | Y | Y | 10 | |
| 2023-0341 | Southward Village (MI Phase I) | Lee | M | Michael B Bennett | Fort March Developer, LLC; Southwest Florida Affordable Development, LLC | F | 115 | 52,040,000 | N | L | N | Y | Y | N | N/A | N | N | N | 10 | Y | Y | A | N | Y | 23 | |
| 2023-0361 | Sunward Park Genda | Charlotte | M | Paul Cepp | Sunward Park Genda Development LLC | F | 106 | 52,040,000 | N | L | N | N | N | N | N/A | N | N | N | 5 | Y | Y | A | Y | Y | 48 | |
| 2023-0371 | Sunward at Rotunda | Charlotte | M | Paul Cepp | Sunward Rotunda Development LLC | F | 42 | 52,040,000 | N | L | N | N | N | N | N/A | Y | N | N | 5 | Y | Y | A | N | Y | 11 | |
| 2023-0372* | Woodland Park Phase II | Walton | M | Blair Egan | Renovar Development SPA, L.P.; DM Development, LLC; Renovar Development, LLC | F | 96 | 52,040,000 | N | L | 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(1), Fla. Stat., Rule Chapter 28-130, F.A.C., and Rule 67-60.005, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(1), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

- (b) The Florida Housing Finance Corporation Local Government Verification of Status of Plat Approval for Residential Rental Developments form (Form Rev. 07-2022).

(5) Environmental Site Assessment

Demonstrate that a Phase I Environmental Site Assessment (ESA), and if required or recommended, a Phase II ESA, have been performed on or before the Application Deadline for the entire proposed Development site by providing the applicable properly completed and executed Florida Housing Finance Corporation Verification of Environmental Safety – Phase I Site Assessment form (Form Rev. 07-2022), and if required or recommended, the Florida Housing Finance Corporation Verification of Environmental Safety – Phase II Site Assessment form, as **Attachment 11** to Exhibit A.

If the proposed Development consists of Scattered Sites, the Applicant must provide the appropriate evidence that a Phase I ESA and, if applicable, a Phase II ESA, has been performed for all of the Scattered Sites.

8. Construction Features

All units are expected to meet all requirements as outlined below. If the proposed Development consists of rehabilitation, the proposed Development's ability to provide all construction features will be confirmed as outlined in Exhibit F. The quality of the construction features committed to by the Applicant is subject to approval of the Board of Directors.

All features and amenities committed to and proposed by the Applicant that are not unit-specific shall be located on each of the Scattered Sites, or no more than 1/16 mile from the Scattered Site with the most units, or a combination of both.

a. Federal Requirements and State Building Code Requirements for all Developments

All proposed Developments must meet all federal requirements and state building code requirements, including the following, incorporating the most recent amendments, regulations and rules:

- Florida Accessibility Code for Building Construction as adopted pursuant to Section 553.503, Florida Statutes;
- The Fair Housing Act as implemented by 24 CFR 100;
- Section 504 of the Rehabilitation Act of 1973*; and
- Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35.

The above documents are available on the RFA Webpage.

*All Developments must comply with Section 504 of the Rehabilitation Act of 1973, as implemented by 24 CFR Part 8 ("Section 504 and its related regulations"). All Developments must meet accessibility standards of Section 504. Section 504 accessibility standards require a minimum of 5 percent of the total dwelling units, but not fewer than one unit, to be accessible for individuals with mobility impairments. An additional 2 percent of the total units, but not fewer than one unit, must be accessible for persons with hearing or

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF ENVIRONMENTAL SAFETY
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Name of Development: Parc West

Development Location: NW 22 Lane; SE corner of NW 22 Lane/ NW 3 Ave intersection, Okeechobee County
(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).)

As a representative of the firm that performed the Phase I Environmental Site Assessment (ESA), I certify that a Phase I ESA of the above referenced Development site was conducted by the undersigned environmental firm as of 10/31/2022
and such Phase I ESA meets the ASTM Phase I ESA standards in effect as of that date. (Date of Phase I ESA - mm/dd/yyyy)

Check all that apply in Items 1, 2 and 3 below:

1. If the Phase I ESA is over 12 months old from the submission deadline for the above referenced FHFC Request for Proposal/Application, has the site's environmental condition changed since the date of the original Phase I ESA?

Yes No

If "Yes", to demonstrate the condition of the site, the signatory must answer question (1) or (2) below:

(1) an update to the original Phase I ESA was prepared on _____ (Date - mm/dd/yyyy)
(Date of update must be within 12 months of the submission deadline for the above referenced FHFC Request for Proposal/Application), or

(2) a new Phase I ESA was prepared on _____ (Date - mm/dd/yyyy)
(Date of new Phase I ESA must be within 12 months of the submission deadline for the above referenced FHFC Request for Proposal/Application).

Note: The Corporation will not consider a Phase II ESA to be a substitute for the updated Ph. I ESA or new Ph. I ESA.

2. If there are one or more existing buildings on the proposed site, the presence or absence of asbestos or asbestos containing materials and lead based paint must be addressed either as a part of the Phase I ESA or as a separate report. The signatory must indicate which of the following (Item a. or b.) applies:

a. the Phase I ESA referenced above addresses the presence or absence of asbestos or asbestos containing materials and lead based paint; or

b. separate report(s) addressing the presence or absence of asbestos or asbestos containing materials and lead-based paint have been prepared and the undersigned has reviewed the separate report(s). Such separate report(s) may or may not be incorporated by reference in the Phase I ESA.

3. If the Phase I ESA discloses potential problems (including, but not limited to asbestos or asbestos containing materials, lead-based paint, radon gas, etc.) on the proposed site, the signatory must indicate which of the following (Item a., b., or c.) applies:

a. environmental safety conditions on the site require remediation and a plan that includes anticipated costs and estimated time needed to complete the remediation has been prepared, either as a part of the Phase I ESA or as a separate report; or

b. a Phase II ESA is required or recommended (the firm that performed the Phase II ESA, even if it is the same firm that prepared the Phase I ESA, MUST complete and execute the Phase II Environmental Site Assessment Verification); or

c. although environmental safety conditions exist on the site, no remediation or further study is required or recommended.

CERTIFICATION

I certify that the foregoing information is true and correct.

Authorized Signature

Dynatech Engineering Corp.
Name of Firm that Performed the Ph. I ESA

President
Print or Type Name of Signatory

750 West 84th Street, Hialeah, FL 33014

Address of Environmental Firm (street address, city, state)

December 23rd 2022
Date

305-828-7499
Telephone Number Including Area Code

This certification must be signed by a representative of the firm that performed the Phase I ESA for the proposed Development location. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.