

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

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FLORIDA HOUSING
FINANCE CORPORATION

ROSEDALE HOLDINGS, LLC,
H&H DEVELOPMENT, LLC, and
BROOKESTONE I, LP,

Petitioners,

FHFC Case No. 2013-038BP

vs.

RFA 2013-001

DOAH Case No. _____

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

_____ /

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

Petitioners Rosedale Holdings, LLC, H&H Residential Development, LLC, and Brookestone I, LP, by and through undersigned counsel, file this Formal Written Protest and Petition for Formal Administrative Hearing (“Petition”) pursuant to Section 120.57(3), Florida Statutes, and Rule 28-110.003, Florida Administrative Code. This Petition challenges the intended decision of Respondent, Florida Housing Finance Corporation (“Florida Housing” or the “Corporation”) to award low-income housing tax credits (“Housing Credits”) in response to the Request for Applications 2013-001 for Affordable Housing Developments Located in Medium and Small Counties (the “RFA”).

Parties

1. Petitioner Brookestone I, LP, is a limited partnership organized under the laws of the State of Florida. Petitioners Rosedale Holdings, LLC and H&H Residential Development, LLC, are both authorized to transact business in Florida, and are specifically named in the Notice of

Intended Decision. All Petitioners are named in and submitted the application for the Brookestone I development to be located in Leon County (Application 2014-007C). For purposes of this proceeding, Petitioners' address and telephone number are those of its undersigned counsel.

2. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301.

Statement of Ultimate Facts

Background

3. Florida Housing is designated as the housing credit agency for the State of Florida within the meaning of Section 42(h)(7)(A) of the Internal Revenue Code and has the responsibility and authority to establish procedures for allocating and distributing Housing Credits. § 420.5099, Fla. Stat. (2013).

4. On September 19, 2013, Florida Housing issued the RFA seeking to award an estimated \$11,166,425 of Housing Credits for proposed developments in Medium Counties and an estimated \$1,308,328 of Housing Credits in Small Counties.

5. The RFA provides for a lottery number to be randomly assigned to each Application.

6. The RFA also provides for the Applications to be evaluated and scored by a Review Committee. Each Application can receive a maximum of 27 points consisting of two different types of point items: (1) Proximity to Transit and Community Services, worth a maximum of 22 points; and (2) Local Government Contributions, worth a maximum of 5 points. [RFA § 5, p. 38]. These scores play a significant role in Florida Housing's funding decisions. [RFA § 4.B., pp. 36-37].

7. The Funding Selection process as described in the RFA limits the developments eligible for funding to those that meet certain eligibility requirements described throughout the RFA. [RFA § 4.B., p. 38]. Those Applications eligible for funding are then sorted and ranked in order from highest to lowest based on the following applied in this order, with eligible Small County Applications and eligible Medium County Applications to be listed separately:

- a. Highest to lowest score (taking into consideration any Development Category Funding Preference);
- b. The Applicant's eligibility for the Per Unit Construction Funding Preference, with Applications that qualify for the preference ranked above those that do not;
- c. The Application's Leveraging Classification, with developments with a Classification of A as the top priority;
- d. The Application's eligibility for the Florida Job Creation Preference, with Applications that qualify for the preference ranked above those that do not; and
- e. Lottery number, with the lowest lottery number receiving the preference.

[RFA § 4.B., p. 38]. A Funding Test and County Test are also applied. Under the Funding Test, Small County Applications will be selected for funding only if there is enough Small County funding available to fully fund the Eligible Housing Credit Request Amount, and Medium County Applications will be selected for funding only if there is enough Medium County funding available to fully fund the Eligible Housing Credit Request Amount [RFA § 4.B., p. 38]. Under the County Test, funding is limited to one Application per county unless the only eligible unfunded Applications that can meet the Funding Test are located in a county where an Application has already been selected for funding. [RFA § 4.B., p. 38].

8. The RFA also establishes certain Goals. For the Applications located in Medium Counties, Florida Housing has a goal to fund one development that is eligible for the SunRail

Station TOD Funding Preference (as outlined in the RFA for developments located in Seminole County and Volusia County). Within the Medium County Application List, the first Application considered for funding will be the highest scoring eligible Application that qualifies for the SunRail Station TOD Funding Preference. For Applications located in Small Counties, Florida Housing has a goal to fund one Application located in the Florida Keys Area (as outlined in the RFA for developments located in Monroe County). Within the Small County Application List, the first Application that will be considered for funding will be the highest scoring eligible Application that qualifies for the Florida Keys Area goal. Once the goal is met, or if no eligible Applications meet the goal, then the highest scoring eligible unfunded Applications will be considered for funding subject to the County Test and the Funding Test. If there is remaining funding available and no unfunded Applications meet both the County Test and the Funding Test, then the highest scoring eligible unfunded Application that meets the Funding Test will be selected for funding. [RFA § 4.B. pp. 38-39].

9. The deadline for receipt of applications was 2:00 p.m. on October 17, 2013.

10. Florida Housing received 96 applications in response to the RFA, including Petitioners' application for the Brookestone I development to be located in Leon County (Application 2014-007C).

11. Florida Housing's Executive Director designated five Florida Housing staff members to serve as the Review Committee for the RFA.

12. The Review Committee met on November 5, 2013 to discuss the applications and answer any questions of the Review Committee members.

13. The Review Committee met again on November 21, 2013 to submit their scores with respect to each application and to develop a recommendation to submit to Florida Housing's Board.

14. At the Board's December 13, 2013 meeting, the Review Committee presented its funding recommendation to the Board along with an RFA 2013-001 Sorting Order Chart showing the Applications listed in order from highest to lowest total score as well as identifying Applications deemed ineligible for funding.

15. On December 13, 2013, Florida Housing's Board approved the recommendation of the Review Committee to select 11 applications for funding and invite the recommended applicants to enter credit underwriting. Those recommended include (among others): Paradise Point Senior Housing (Monroe County), Arbours at Tumblin Creek (Alachua County), and Madison Crossing (Osceola County).

16. At 11:33 a.m. on December 13, 2013, Florida Housing posted on its website its Notice of Intended Decision, consisting of two documents: (1) a document entitled "RFA 2013-001 Medium-Small RFA Received Applications" (the "Received Applications Posting") showing the scores awarded to the applications, the preferences for which they qualify, and their lottery number, and (2) a document entitled "RFA 2013-001 Medium-Small County Geographic RFA Recommendations." showing those Applications recommended for funding . A copy of the Intended Decision (consisting of both documents) is attached as Exhibit "A."

17. On December 17, 2013, Petitioners timely filed a notice of intent to protest Florida Housing's Intended Decision.

18. In accordance with Section 120.57(3)(b), Florida Statutes, this Petition is being filed within 10 days of the date on which the notice of intent to protest was filed.

19. The Received Applications Posting (included in Exhibit "A") indicates that the Brookestone I development received the maximum 27 points and a lottery number of 17. Other applications for development also received the maximum score of 27 points, and qualify for the same preferences as Brookestone I, but have lower lottery numbers than Brookestone I, including Arbours at Tumblin Creek (Application 2014-046C), with a lottery number of 2; Madison Crossing (Application 2014-010C), with a lottery number of 5; and Summerset Apartments (Application 2014-008C). Of these applications, Arbours at Tumblin Creek and Madison Creek have been recommended for funding. In addition, Paradise Point Senior Housing (Application 2014-080C) was recommended for funding to meet the Florida Keys Goal. However, Brookestone I should instead be recommended for funding because none of these four referenced applications is eligible for funding under the terms of the RFA.

Madison Crossing is Not Eligible for Funding Under the RFA

20. Madison Crossing (Application 2014-010C) is not eligible for funding because the application fails to show that the sources equal or exceed the uses, as required by the RFA.

21. The RFA provides that the application will be scored based on certain mandatory items that expressly require the application to show that sources must equal or exceed uses. RFA §. 5 at p. 41 (“Development Cost Pro Forma (listing expense or uses) and Construction/Rehab. Analysis and Permanent analysis (listing sources)—Sources must equal or exceed uses”). See also RFA §. 4.9.c at p. 33 (“the sources must equal or exceed the uses”), and RFA at p 27 (“The total amount of monetary funds determined to be in funding proposals must equal or exceed uses.”).

22. The Madison Crossing application fails to show sufficient sources to cover uses, in part because: (a) The application contains no documentation of an HC Bridge Loan, so it cannot

be counted as a source of funding; and (b) in order to consider the full amount available from the Construction Loan (\$14,124,091), the commitment fee amount (one percent (1%) of the Loan per Attachment 13 at p. 2) shown on the Pro Forma would be increased from \$85,620.45 to \$141,240.91, an amount that would cause the sources to be insufficient to cover the uses.

23. Accordingly, Madison Crossing (Application 2014-010C) is not eligible for funding.

Arbours at Tumblin Creek is Not Eligible for Funding Under the RFA

24. Arbours at Tumblin Creek (Application 2014-046C) is not eligible for funding because the submitted equity proposal fails to “state the anticipated dollar amount of Housing Credit allocation to be purchased,” as required by the RFA. And without consideration of the equity proposal as a source of financing, the application fails to show that the sources equal or exceed uses, as required by the RFA.

25. For the purposes of the RFA, to be counted as a source an equity proposal must meet certain requirements. Among other things, it must “state the anticipated dollar amount of Housing Credit allocation to be purchased.” [RFA § 4, A.9.d.(2)(b)].

26. The equity proposal submitted with this application (see pages 49-51 of the application) does not include this required information.¹ The equity proposal therefore may not be considered a source of funding.

27. Without consideration of the equity proposal as a source of financing, the application fails to show that the sources equal or exceed uses, as required by the RFA.

28. Accordingly, Arbours at Tumblin Creek (Application 2014-046C) is not eligible for funding.

¹ The application submitted by Arbours at Ambassador Place (Application 2014-117C) in response to RFA 2013-002 contains a similar equity proposal; and this application was determined to be not eligible for funding.

Paradise Point Senior Housing is Not Eligible for Funding Under the RFA

29. Paradise Point Senior Housing (Application 2014-080C) is not eligible for funding because the Housing Credit Request Amount is less than the anticipated amount of credit allocation stated in the equity proposal, and the equity proposal therefore may not be considered a source of funding. And without consideration of the equity proposal as a source of financing, the application fails to show that the sources equal or exceed uses, as required by the RFA.

30. The RFA states that “if the Eligible Housing Credit Request Amount is less than the anticipated amount of credit allocation stated in the equity proposal, the equity proposal will not be considered a source of funding.” See RFA § 4.A.9.d.(2)(a) at p. 36.

31. The Equity Proposal attached to the application shows the Eligible Housing Request Amount is \$11,750,000 (\$1,175,000 annually) and the anticipated amount of credit allocation to be purchased as \$11,778,825.

32. Because the Housing Credit Request Amount (\$11,750,000) is less than the anticipated amount of credit allocation stated in the equity proposal (\$11,778,825), the equity proposal therefore may not be considered a source of funding.

33. Without consideration of the equity proposal as a source of financing, the application fails to show that the sources equal or exceed uses, as required by the RFA.

34. Accordingly, Paradise Point Senior Housing (Application 2014-080C) is not eligible for funding.

Summerset Apartments is Not Eligible for Funding Under the RFA

35. Summerset Apartments (Application 2014-008C) is not eligible for funding because it fails to include the required evidence of site control.

36. The RFA requires the Applicant to demonstrate site control by providing, as Attachment 8 to Exhibit A of the Application, certain documentation in the form of: (a) an Eligible Contract, (b) a Deed or Certificate of Title or (c) a Lease. RFA §.4.A.7.

37. For the purposes of the RFA, an eligible contract is one that has a term that does not expire before a date that is six (6) months after the Application Deadline or that contains extension options exercisable by the purchaser and conditioned solely upon payment of additional monies which, if exercised, would extend the term to a date that is not earlier than six (6) months after the Application Deadline. RFA §. 4.A.7.a.

38. The Application Deadline was October 17, 2013, and the date six months thereafter is April 17, 2014.

39. The application includes as Attachment 8 to Exhibit A, a “Real Estate Purchase Agreement” dated August 28, 2013. This agreement provides for a 120-day due diligence period (Paragraph 5.f at p. 4), which expires on December 26, 2013. The agreement also gives the purchaser the right to extend the closing for three 30-day extension periods (Paragraph 5.g. at p. 4), for a total of 90 days; however, the agreement states that closing is to occur no later than April 1, 2013 (second Paragraph 5.g. at p. 4). As such, the agreement is not an eligible contract because it does not have a term that does not expire before April 17, 2014.

40. Because it fails to include the required evidence of site control, Summerset Apartments (Application 2014-008C) is not eligible for funding.

Disputed Issues of Material Fact

41. The disputed issues of material fact include, but are not limited to:²

² Petitioners reserve the right to amend or supplement this Petition, including but not limited to, the disputed issues of material fact, to the extent that they learn of additional issues of material fact in the course of discovery and preparation for final hearing in this matter.

(a) Whether Madison Crossing (Application 2014-010C) failed to show that the sources equal or exceed uses, as required by the RFA;

(b) Whether Arbours at Tumblin Creek (Application 2014-046C) submitted an equity proposal that fails to “state the anticipated dollar amount of Housing Credit allocation to be purchased,” as required by the RFA, and the equity proposal therefore may not be considered a source of funding; and whether without consideration of the equity proposal as a source of financing, the application fails to show that the sources equal or exceed uses , as required by the RFA;.

(c) Whether Paradise Point Senior Housing (Application 2014-080C) submitted a Housing Credit Request Amount that is less than the anticipated amount of credit allocation stated in the equity proposal, and the equity proposal therefore may not be considered a source of funding; and whether without consideration of the equity proposal as a source of financing, the application fails to show that the sources equal or exceed uses , as required by the RFA;

(d) Whether Summerset Apartments (Application 2014-008C) is not eligible for funding because it failed to include the required evidence of site control, including whether the “Real Estate Purchase Agreement” has a term that does not expire before April 17, 2014, or contains extension options exercisable by the purchaser and conditioned solely upon payment of additional monies which, if exercised, would extend the term to a date that is not earlier than April 17, 2014;

(e) Whether Florida Housing's Intended Decision is contrary to the RFA; and

(f) Whether Florida Housing's Intended Decision is clearly erroneous, contrary to competition, arbitrary or capricious.

Notice of Florida Housing's Proposed Action

42. The Notice of Intended Decision was posted on Florida Housing's website at 11:33 a.m. on December 13, 2013.

Substantial Interests Affected

43. Petitioners are adversely affected by Florida Housing's Intended Decision. The application for the Brookestone I development complies with all of the requirements of the RFA, received the maximum number of points available, and has a lottery number of 17. But for the erroneous decisions described above, Brookestone I instead would be recommended for funding. Accordingly, Petitioners will be adversely affected if Florida Housing awards funding as proposed in the Notice of Intended Decision.

Statutes and Rules that Entitle Petitioners to Relief

44. Petitioners are entitled to relief pursuant to Sections 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, 67-48 and 67-60, Florida Administrative Code; and the established decisional law of Florida courts, the Division of Administrative Hearings, and Florida administrative agencies.

Demand for Relief

WHEREFORE, Petitioners respectfully request that Florida Housing:

- a. Provide an opportunity to resolve this Petition by mutual agreement within seven (7) business days, as provided in Section 120.57(3), Florida Statutes;
- b. Transfer this Petition to the Division of Administrative Hearings for a formal hearing conducted before an Administrative Law Judge pursuant to

Sections 120.569 and 120.57, Florida Statutes, if this Petition cannot be resolved within seven (7) business days; and

- c. Ultimately issue a Final Order withdrawing the Intended Decision and instead awarding funding to the Brookestone I development.

Respectfully submitted this 27th day of December, 2013.



Lawrence E. Sellers, Jr.
Florida Bar No. 300241
Karen D. Walker
Florida Bar No. 0982921
HOLLAND & KNIGHT LLP
315 S. Calhoun St., Suite 600
Tallahassee, Florida 32301
Telephone: (850) 224-7000
Facsimile: (850) 224-8832
larry.sellers@hkllaw.com
karen.walker@hkllaw.com

Attorneys for Petitioners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of the foregoing Formal Written Protest and Petition for Formal Administrative Hearing was filed by hand-delivery with Ashley Black, Agency Clerk, and that a true and correct copy was provided by hand-delivery to Wellington Meffert, General Counsel, Florida Housing Finance Corporation 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301 all on this 27th day of December, 2013.



Lawrence E. Sellers, Jr.

EXHIBIT A

RFA 2013-001 Medium-Small RFA Received Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Total Set Aside Units	HIC Funding Amount	Eligible for Funding?	Eligible for Florida Keys Goal?	Eligible for Sunrail TOD Goal?	Did TOD achieve 6 Transit Points?	Total Points	Development Category	Preference	Per Unit Construction Preference	NC or R List for Leveraging?	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2014-003C	400 Apartments	Alachua	M	Brianne E. Heffner	Southport Development Services, Inc.	101	\$730,000.00	Y	N	N	N	27	N	Y	Y	R	\$65,049.50	A	Y	34
2014-004C	Georga Arms	Seminole	M	Brianne E. Heffner	Southport Development Services, Inc.	90	\$865,000.00	Y	N	N	N	27	N	Y	Y	R	\$66,588.46	A	Y	30
2014-005C	The Mystic	Leon	M	William T. Fabbri	The Richman Group of Florida, Inc.	81	\$1,182,200.00	Y	N	N	N	27	Y	Y	Y	NC	\$101,042.74	A	Y	26
2014-006C	Harbour Court	Polk	M	Brianne E. Heffner	Southport Development Services, Inc.	64	\$550,000.00	Y	N	N	N	27	N	Y	Y	R	\$59,495.19	A	Y	21
2014-007C	Brookstone I	Leon	M	Stewart W. Rutledge	Roseale Holdings, LLC; H&H Residential Development, LLC	108	\$1,280,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$70,974.96	A	Y	17
2014-008C	Summerset Apartments	Pasco	M	Donald W. Paxton	Beneficial Development 13 LLC	96	\$1,501,257.00	Y	N	N	N	27	Y	Y	Y	NC	\$108,263.73	A	Y	13
2014-009C	Katie Manor	Okaloosa	M	Stephen A. Frick	TVC Development, Inc.	100	\$856,802.00	Y	N	N	N	27	Y	Y	Y	NC	\$77,112.18	A	Y	9
2014-010C	Madison Crossing	Osceola	M	Katie A. Breslow	ARD Madison Crossing, LLC	86	\$1,510,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$79,011.63	A	Y	5
2014-012C	Jones Walker	Lee	M	Brianne E. Heffner	Southport Development Services, Inc.	80	\$700,000.00	Y	N	N	N	27	N	Y	Y	R	\$60,576.92	A	Y	92
2014-013C	Caroline Oaks	Hernando	M	Stephen A. Frick	TVC Development, Inc.	90	\$1,078,748.00	Y	N	N	N	27	Y	Y	Y	NC	\$71,778.23	A	Y	88
2014-015C	Park at Wellington Apartments	Pasco	M	William T. Fabbri	The Richman Group of Florida, Inc.	108	\$1,510,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$96,794.87	A	Y	80
2014-018C	Villages at Halifax II	Volusia	M	Jorge A. Aguirre	Picerno Affordable Development, LLC; Halifax Development II, LLC	70	\$848,427.00	Y	N	N	N	27	Y	Y	Y	NC	\$72,582.46	A	Y	68
2014-019C	Sessions at Parkside	Leon	M	Jorge A. Aguirre	Picerno Affordable Development, LLC	100	\$1,423,567.00	Y	N	N	N	27	Y	Y	Y	NC	\$85,249.76	A	Y	63
2014-021C	Carter Crossing	Osceola	M	Stephen A. Frick	TVC Development, Inc.	70	\$883,673.00	Y	N	N	N	27	Y	Y	Y	NC	\$75,597.74	A	Y	55
2014-023C	Orangewood Village Apartments	St. Lucie	M	Brianne E. Heffner	Southport Development Services, Inc.	60	\$535,000.00	Y	N	N	N	27	N	Y	Y	R	\$61,730.77	A	Y	47
2014-024C	Residences at Zephyrhills	Pasco	M	Brian J. Parent	JPM Development LLC; Westbrook Housing Development LLC	72	\$1,325,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$110,204.33	A	Y	43
2014-025C	Capital Grove	Leon	M	Brian J. Parent	JPM Development LLC; Westbrook Housing Development LLC	94	\$1,510,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$96,197.63	A	Y	38
2014-027C	City Park at Merritt Street	Seminole	M	Jorge A. Aguirre	Picerno Affordable Development, LLC	102	\$1,510,000.00	Y	N	Y	N	27	Y	Y	Y	NC	\$86,632.71	A	Y	18
2014-029C	Suncoast Apartments	Sarasota	M	Brian J. Parent	JPM Development LLC; Westbrook Housing Development LLC	96	\$1,155,000.00	Y	N	N	N	22	Y	Y	Y	NC	\$93,663.28	A	Y	89



RFA 2013-001 Medium-Small RFA Received Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Total Set Aside Units	HC Funding Amount	Eligible For Funding?	Eligible for Florida Keys Goal?	Eligible for SunRail TOD Goal?	Old TOD achieve 6 Transit Points?	Total Points	Development Category Funding Preference	Per Unit Construction Preference	NC or R List for Leveraging?	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2014-030C	Nine Mile Commons Arbor Bend Apartments	Escambia	M	Rick Haymond	The Paces Foundation, Inc.	96	\$1,155,000.00	Y	N	N	N	27	Y	Y	NC	\$93,663.28	A	Y	85
2014-032C	Madison Ridge	Osceola	M	Deion R. Lowery	DLTB Development, LLC	100	\$1,477,933.00	Y	N	N	N	27	Y	Y	NC	\$88,505.45	A	Y	60
2014-034C	Gateway Estates	Citrus	M	Bowen A. Arnold	Bass Development, LLC	80	\$1,285,000.00	Y	N	N	N	27	Y	Y	NC	\$96,189.66	A	Y	35
2014-035C	Forest Ridge	Gulf	S	Rick Haymond	The Paces Foundation, Inc.	62	\$1,070,000.00	Y	N	N	N	27	Y	Y	NC	\$103,349.26	A	Y	31
2014-038C	The Homes of Renaissance Preserve III	Citrus	M	Oscar Sol	Forest Ridge SD GM Dev, LLC	119	\$1,510,000.00	Y	N	N	N	27	Y	Y	NC	\$87,847.45	A	Y	6
2014-039C	The Willows on Clearlake	Lee	M	Paula M. Rhodes	Norstar Development USA, LP; Renaissance Preserve Developers, LLC	72	\$1,058,000.00	Y	N	N	N	27	Y	Y	NC	\$87,997.12	A	Y	81
2014-040C	Seminole Landings	Brevard	M	Clifton E. Phillips	Roundstone Development, LLC	100	\$1,458,010.00	Y	N	N	N	27	Y	Y	NC	\$87,312.37	A	Y	77
2014-041C	Orange Avenue Phase 1	Leon	M	Matthew Rieger	HTG Leon 1 Developer, LLC	120	\$1,998,295.00	Y	N	N	N	27	Y	Y	NC	\$68,326.63	A	Y	56
2014-042C	Arbours at Tumblin Creek	Sarasota	M	Joe J. Chambers	The Michaels Development Company, LP; Sarasota Housing Authority	75	\$1,206,000.00	Y	N	N	N	27	Y	Y	NC	\$96,294.46	A	Y	52
2014-046C	The Verandas of Punta Gorda	Alachua	M	Samuel T. Johnston	Arbour Valley Development, LLC	64	\$1,042,127.00	Y	N	N	N	27	Y	Y	NC	\$88,493.12	A	Y	2
2014-047C	Orange Avenue Redevelopment Phase 4	Charlotte	M	Paula M. Rhodes	Norstar Development USA, LP; Punta Gorda Developers, L.L.C.	60	\$980,000.00	Y	N	N	N	27	Y	Y	NC	\$97,811.54	A	Y	94
2014-048C	The Cove at Forest Glen	Leon	M	Joe J. Chambers	The Michaels Development Company, LP; Tallahassee Housing Professionals, LLC	84	\$1,380,000.00	Y	N	N	N	27	Y	Y	NC	\$98,381.87	A	Y	90
2014-050C	Central Village - Phase II	Volusia	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	70	\$1,383,399.00	Y	N	N	N	22	Y	Y	NC	\$118,349.02	B	Y	69
2014-051C	Eustis Park Apartments	Hernando	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	93	\$1,510,000.00	Y	N	N	N	27	Y	Y	NC	\$112,406.95	A	Y	65
2014-052C	Heritage Park Apartments	Lake	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	93	\$1,510,000.00	Y	N	N	N	27	Y	Y	NC	\$112,406.95	A	Y	44
2014-053C	Beachside Apartments - Phase I	Osceola	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	93	\$1,510,000.00	Y	N	N	N	27	Y	Y	NC	\$112,406.95	A	Y	40
2014-054C	The Loop - Phase I	Volusia	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	77	\$1,510,000.00	Y	N	N	N	22	Y	Y	NC	\$135,764.24	B	Y	19
2014-055C		Osceola	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	93	\$1,510,000.00	Y	N	N	N	27	Y	Y	NC	\$112,406.95	A	Y	15

RFA 2013-001 Medium-Small RFA Received Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Total Set Aside Units	HC Funding Amount	Eligible for Funding?	Eligible for Florida Keys Goal?	Eligible for SunRail TOD Goal?	Did TOD achieve 6 Transit Points?	Total Points	Development Category Funding Preference	Per Unit Construction Preference	NC or R List for Leveraging?	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2014-056C	Vista Park Apartments	Hernando	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	93	\$1,510,000.00	Y	N	N	N	27	Y	Y	NC	\$112,406.95	A	Y	11
2014-057C	Heritage Park Apartments - Phase II	Osceola	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	95	\$1,510,000.00	Y	N	N	N	27	Y	Y	NC	\$110,040.49	A	Y	86
2014-058C	Beachside Apartments - Phase II	Volusia	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	77	\$1,510,000.00	Y	N	N	N	22	Y	Y	NC	\$135,764.24	B	Y	82
2014-059C	Brookhaven Apartments - Phase II	Flagler	S	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	52	\$824,995.00	Y	N	N	N	27	Y	Y	NC	\$112,088.26	A	Y	61
2014-060C	The Cove at Forest Glen - Phase II	Volusia	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	75	\$1,484,913.00	Y	N	N	N	22	Y	Y	NC	\$118,564.59	B	Y	57
2014-061C	The Fountains at Central Village - Phase I	Hernando	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	93	\$1,510,000.00	Y	N	N	N	27	Y	Y	NC	\$112,406.95	A	Y	53
2014-062C	Grove Park Apartments	St. Lucie	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	93	\$1,510,000.00	Y	N	N	N	27	Y	Y	NC	\$112,406.95	A	Y	36
2014-063C	Lakeshore Apartments	Pasco	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	93	\$1,510,000.00	Y	N	N	N	27	Y	Y	NC	\$112,406.95	A	Y	32
2014-064C	The Loop - Phase II	Osceola	M	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	36	\$609,500.00	Y	N	N	N	27	Y	Y	NC	\$117,211.54	A	Y	28
2014-065C	Brookhaven Cove Apartments	Flagler	S	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	52	\$824,995.00	Y	N	N	N	27	Y	Y	NC	\$112,088.26	A	Y	7
2014-066C	Palm Breeze Apartments	Flagler	S	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	51	\$811,430.00	Y	N	N	N	27	Y	Y	NC	\$112,406.92	A	Y	3
2014-067C	Palm Coast Town Center Apartments	Flagler	S	Jay P., Brock	Atlantic Housing Partners, L.L.L.P.	51	\$811,430.00	Y	N	N	N	27	Y	Y	NC	\$112,406.92	A	Y	95
2014-070C	Huntington Place Apartments	Pasco	M	Brian J. Parent	JPM Development LLC, Westbrook Housing Development LLC	57	\$1,080,000.00	Y	N	N	N	27	Y	Y	NC	\$108,212.55	A	Y	67
2014-071C	Springfield Revitalization I	Leon	M	David O. Deutch	Pinnacle Housing Group, LLC; Tallahassee Housing Professionals, LLC	100	\$1,480,000.00	Y	N	N	N	27	Y	Y	NC	\$102,461.54	A	Y	49
2014-072C	Kepok Park	Polk	M	David O. Deutch	Pinnacle Housing Group, LLC	100	\$1,510,000.00	Y	N	N	N	27	Y	Y	NC	\$104,538.46	A	Y	46
2014-073C	Sawgrass Creek Estates	Pasco	M	Megan S. Carr	Sunshine Development Group, LLC	95	\$1,349,450.00	Y	N	N	N	27	Y	Y	NC	\$77,197.28	A	Y	42
2014-075C	Canova Palms	Polk	M	David O. Deutch	Pinnacle Housing Group, LLC	79	\$1,380,315.00	Y	N	N	N	27	Y	Y	NC	\$104,632.45	A	Y	91
2014-076C	Arbours at Live Oak	Leon	M	Samuel T. Johnston	Arbour Valley Development, LLC	90	\$1,394,870.00	Y	N	N	N	27	Y	Y	NC	\$92,812.50	A	Y	78

RFA 2013-001 Medium-Small RFA Received Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Total Set Aside Units	HC Funding Amount	Eligible For Funding?	Eligible for Florida Keys Goal?	Eligible for SunRail TOD Goal?	Did TOD achieve 6 Transit Points?	Total Points	Development Category	Preference	Per Unit Construction Preference	NC or R List for Leveraging?	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2014-077C	Sunrise Heights	St. Lucie	M	Paula M. Rhodes	Norstar Development USA, LP; FPHA Development, LLC	89	\$1,485,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$99,919.84	A	Y	70
2014-078C	Springfield Revitalization II	Leon	M	David O. Deutch	Pinnacle Housing Group, LLC; Tallahassee Housing Professionals, LLC	100	\$1,481,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$102,530.77	A	Y	66
2014-079C	Jefferson Commons Paradise Point Senior Housing	Escambia	M	Rick Haymond	The Paces Foundation, Inc.	72	\$929,696.00	Y	N	N	N	27	Y	Y	Y	NC	\$100,523.38	A	Y	45
2014-080C		Monroe	S	Hana K. Eskra	Gorman & Company, Inc.	47	\$1,175,000.00	Y	Y	N	N	27	Y	Y	Y	NC	\$119,769.23	B	Y	41
2014-081C	Mallard Bay	Osceola	M	Clifton E. Phillips	Roundstone Development, LLC	90	\$1,232,462.00	Y	N	N	N	27	Y	Y	Y	NC	\$94,804.77	A	Y	37
2014-082C	Residences at Fort King	Pasco	M	Brian J. Parent	JPM Development LLC; Westbrook Housing Development LLC	72	\$1,325,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$110,204.33	A	Y	20
2014-084C	Osprey Landings	Volusia	M	Brian J. Parent	JPM Development LLC; Westbrook Housing Development LLC	76	\$1,155,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$118,311.51	B	Y	12
2014-085C	Venetian Walk II	Sarasota	M	Paula M. Rhodes	Norstar Development USA, LP; Venetian Walk Developers, LLC	52	\$784,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$117,373.85	B	Y	87
2014-086C	Sterling Pointe	Polk	M	David O. Deutch	Pinnacle Housing Group, LLC	91	\$1,377,400.00	Y	N	N	N	27	Y	Y	Y	NC	\$104,789.52	A	Y	83
2014-087C	Caladium Flats	Osceola	M	David O. Deutch	Pinnacle Housing Group, LLC	96	\$1,510,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$108,894.23	A	Y	62
2014-089C	Arbours at Central Parkway	Martin	M	Samuel T. Johnston	Arbour Valley Development, LLC	48	\$766,666.00	Y	N	N	N	27	Y	Y	Y	NC	\$95,648.96	A	Y	54
2014-090C	Arbours at Kissimmee	Osceola	M	Samuel T. Johnston	Arbour Valley Development, LLC	80	\$1,369,477.00	Y	N	N	N	27	Y	Y	Y	NC	\$93,032.26	A	Y	33
2014-091C	Arbours at Sunnyside Up	Indian River	M	Samuel T. Johnston	Arbour Valley Development, LLC	72	\$1,117,614.00	Y	N	N	N	27	Y	Y	Y	NC	\$92,955.40	A	Y	29
2014-092C	Pinnacle at Hammock Crossings	Bay	M	David O. Deutch	Pinnacle Housing Group, LLC	92	\$1,075,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$105,163.04	A	Y	8
2014-093C	Tupelo Vue	Polk	M	David O. Deutch	Pinnacle Housing Group, LLC	70	\$1,271,000.00	Y	N	N	N	27	Y	Y	Y	NC	\$108,733.35	A	Y	4
2014-094C	Pendleton Commons	Lake	M	Jonathan L. Wolf	Pendleton Commons Developer, Inc.	72	\$905,163.00	Y	N	N	N	27	Y	Y	Y	NC	\$75,285.19	A	Y	96
2014-095C	Bratton Manor	Leon	M	Jonathan L. Wolf	Bratton Manor Developer, Inc.	112	\$1,299,687.00	Y	N	N	N	27	Y	Y	Y	NC	\$69,492.19	A	Y	79
2014-096C	Denton Cove	Franklin	S	Jonathan L. Wolf	Denton Cove Developer, Inc.	52	\$670,821.00	Y	N	N	N	27	Y	Y	Y	NC	\$77,253.57	A	Y	75
2014-097C	Westbury Commons	Osceola	M	Jonathan L. Wolf	Westbury Commons Developer, Inc.	96	\$1,283,069.00	Y	N	N	N	27	Y	Y	Y	NC	\$80,037.60	A	Y	50
2014-098C	Heritage Village Commons	Seminole	M	Jonathan L. Wolf	Heritage Village Commons Developer, Inc.	120	\$1,510,000.00	Y	N	Y	Y	27	Y	Y	Y	NC	\$75,354.81	A	Y	25

RFA 2013-001 Medium-Small RFA Received Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Total Set Aside Units	HC Funding Amount	Eligible for Funding?	Eligible for Florida Keys Goal?	Eligible for SunRail TOD Goal?	Did TOD achieve 6 Transit Points?	Total Points	Development Category Funding Preference	Per Unit Construction Preference	NC or R List for Leasing?	Total Corp Funding Per Set-Aside Leasing?	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2014-011C	Palm Village	Okaloosa	M	Kenneth G. Blankenship	Prestwick Development Company, LLC; Okaloosa Community Development Corporation	38	\$420,421.00	N	N	N	N	27	Y	Y	NC	\$99,573.39		Y	1
2014-014C	Fort King Colony Apartments Phase II	Pasco	M	William T. Fabbri	The Richman Group of Florida, Inc.	118	\$1,510,000.00	N	N	N	N	27	Y	Y	NC	\$88,591.92		Y	84
2014-016C	Labelle Senior Village	Hendry	S	Eric J. Buffenbarger	Rea Ventures Group, LLC	52	\$653,806.00	N	N	N	N	27	Y	Y	NC	\$75,294.08		Y	76
2014-017C	Abington Commons	Bay	M	William J. Rea	William J. Rea, Jr.; Eric J. Buffenbarger	96	\$1,123,860.00	N	N	N	N	27	Y	Y	NC	\$105,361.88		Y	72
2014-020C	Creekside Townhomes	Baker	S	Gary R. Hammond, Jr.	Creekside Townhomes Development, LLC	39	\$545,516.00	N	N	N	N	27	Y	Y	NC	\$96,837.16		Y	59
2014-022C	Brookside Village	Lee	M	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	50	\$500,000.00	N	N	N	N	27	N	Y	R	\$69,230.77		Y	51
2014-026C	Royal Oaks Apartments	Suwannee	S	Gary R. Hammond, Jr.	Royal Oaks Development, LLC	56	\$633,827.00	N	N	N	N	27	Y	Y	NC	\$78,357.73		Y	22
2014-028C	Lake Butler Garden Apartments	Union	S	Stacy L. McKenna	Still Deep Water Development, LLC	48	\$523,823.00	N	N	N	N	0	Y	Y	NC	\$84,957.54		Y	93
2014-031C	The Preserve at Osceola Apartments	Osceola	M	Deion R. Lowery	DLTB Development, LLC	100	\$1,477,933.00	N	N	N	N	27	Y	Y	NC	\$88,505.45		Y	64
2014-033C	Osceola Apartments	Seminole	M	Deion R. Lowery	DLTB Development, LLC	100	\$1,477,933.00	N	N	N	N	27	Y	Y	NC	\$88,505.45		Y	39
2014-036C	Sunswept Village	Putnam	S	James Dale Lancaster	Arrington Developers of Florida, LLC	56	\$987,797.00	N	N	N	N	27	Y	Y	NC	\$105,631.86		Y	14
2014-037C	Grandview Village	Columbia	S	James Dale Lancaster	Arrington Developers of Florida, LLC	64	\$1,070,000.00	N	N	N	N	27	Y	Y	NC	\$100,119.59		Y	10
2014-043C	Janie's Garden Phase 3	Sarasota	M	Joe J. Chambers	The Michaels Development Company I, LP; Sarasota Housing Authority	72	\$0.00	N	N	N	N	27	Y	Y	NC	\$0.00		N	48
2014-044C	Rocktide Crossing	Brevard	M	James Dale Lancaster	Arrington Developers of Florida, LLC	80	\$1,379,683.00	N	N	N	N	27	Y	Y	NC	\$103,277.23		Y	27
2014-045C	Shadowbrook Pointe	Pasco	M	James Dale Lancaster	Arrington Developers of Florida, LLC	74	\$1,287,042.00	N	N	N	N	27	Y	Y	NC	\$104,154.07		Y	23
2014-049C	Orange Avenue Redevelopment Phase 1	Leon	M	Joe J. Chambers	The Michaels Development Company I, LP; Tallahassee Housing Professionals, LLC	90	\$1,460,000.00	N	N	N	N	27	Y	Y	NC	\$97,146.15		N	73

RFA 2013-001 Medium-Small RFA Received Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Total Set Aside Units	HC Funding Amount	Eligible For Funding?	Eligible for Florida Keys Goal?	Eligible for SunRail TOD Goal?	Did TOD achieve 6 Transit Points?	Total Points	Development Category Funding Preference	Per Unit Construction Preference	NC or R List for Leveraging?	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2014-068C	Windgate Lodge	Volusia	M	James Dale Lancaster	Arrington Developers of Florida, LLC	72	\$929,699.00	N	N	N	N	27	Y	Y	NC	\$100,523.70		Y	74
2014-069C	Parker Commons	Polk	M	James Dale Lancaster	Arrington Developers of Florida, LLC	40	\$698,504.00	N	N	N	N	27	Y	Y	NC	\$104,574.11		Y	71
2014-074C	Callaway Estates	Leon	M	Megan S. Carr	Sunshine Development Group, LLC	100	\$1,069,086.00	N	N	N	N	27	Y	Y	NC	\$83,228.35		Y	24
2014-083C	Frenchtown Square Pine Ridge Manor	Leon	M	Alberto Milo, Jr.	Frenchtown Square Developer, LLC; Big Bend Community Development Corporation; RUDG, LLC	85	\$1,510,000.00	N	N	N	N	27	Y	Y	NC	\$96,544.34		Y	16
2014-086C	Seniors Apartments	Levy	S	Jason H. Larson	Globe-Op Development, LLC	72	\$960,000.00	N	N	N	N	27	Y	Y	NC	\$79,846.15		Y	58

RFA 2013-001 Medium-Small County Geographic RFA Recommendations

Total HC Available for Small and Medium Geographic RFA	12,474,753
Total HC Allocated	12,359,923
Total HC Remaining	114,830

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Demo. Commitment	Total Set Aside Units	HC Funding Amount	Eligible For Funding?	Eligible for Florida Keys	Eligible for SunRail TOD	Did TOD achieve 6 Transit Points?	Total Points	Development Category	Funding Preference	Per Unit Construction	Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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Application selected to meet the Florida Keys Area Goal

2014-080C	Paradise Point-Senior Housing	Monroe	S	Hana K. Eskra	Gorman & Company, Inc.	E	47	\$1,175,000.00	Y	Y	N	N	27	Y	Y	Y	Y	\$119,769.23	B	Y	41
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Application selected to meet goal to fund a second small county Application in a county other than Monroe

2014-066C	Palm Breeze Apartments	Flagler	S	Jay P. Brock	Atlantic Housing Partners, L.L.P.	E	51	\$133,328.00	Y	N	N	N	27	Y	Y	Y	Y	\$112,406.92	A	Y	3
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Application selected to meet the SunRail Station TOD Goal

2014-098C	Heritage Village Commons	Seminole	M	Jonathan L. Wolf	Heritage Village Commons Developer, Inc.	E	120	\$1,510,000.00	Y	N	Y	Y	27	Y	Y	Y	Y	\$75,354.81	A	Y	25
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Other Medium County Applications selected

2014-046C	Arbours at Tumbler Creek	Alachua	M	Samuel T. Johnston	Arbour Valley Development, LLC	E	64	\$1,042,127.00	Y	N	N	N	27	Y	Y	Y	Y	\$88,493.12	A	Y	2
2014-093C	Tupelo Vue	Polk	M	David O. Deutch	Pinnacle Housing Group, LLC	F	70	\$1,271,000.00	Y	N	N	N	27	Y	Y	Y	Y	\$108,733.35	A	Y	4
2014-010C	Madison Crossing	Osceola	M	Katie A. Breslow	ARD Madison Crossing, LLC	E	86	\$1,510,000.00	Y	N	N	N	27	Y	Y	Y	Y	\$79,011.63	A	Y	5
2014-038C	Forest Ridge	Citrus	M	Oscar Sol	Forest Ridge SD GM Dev, LLC	E	119	\$1,510,000.00	Y	N	N	N	27	Y	Y	Y	Y	\$87,847.45	A	Y	6

RFA 2013-001 Medium-Small County Geographic RFA

Recommendations

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Demo. Commitment	Total Set Aside Units	HC Funding Amount	Eligible For Funding?	Eligible for Florida Keys Goal?	Eligible for SunRail TOD Goal?	Did TOD achieve 6 Transit Points?	Total Points	Development Category	Funding Preference	Per Unit Construction	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2014-092C	Pinnacle at Hammock Crossings	Bay	M	David O., Deutch	Pinnacle Housing Group, LLC	F	92	\$1,075,000.00	Y	N	N	N	27	Y	Y	Y	\$105,163.04	A	Y	8
2014-009C	Katie Manor	Okaloosa	M	Stephen A. Frick	TVC Development, Inc.	E	100	\$856,802.00	Y	N	N	N	27	Y	Y	Y	\$77,112.18	A	Y	9
2014-056C	Vista Park Apartments	Hernando	M	Jay P., Brock	Atlantic Housing Partners, L.L.P.	E	93	\$1,510,000.00	Y	N	N	N	27	Y	Y	Y	\$112,406.85	A	Y	11
2014-089C	Arbours at Central Parkway	Martin	M	Samuel T. Johnston	Arbour Valley Development, LLC	E	48	\$766,666.00	Y	N	N	N	27	Y	Y	Y	\$95,648.96	A	Y	54

2014-066C will receive a Binding Commitment in the amount of \$678,102.

On December 13, 2013, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion 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.