

**BEFORE THE
FLORIDA HOUSING FINANCE CORPORATION**

BDG BANYAN COVE, LP,

Petitioner,

vs.

**FLORIDA HOUSING FINANCE
CORPORATION,**

Respondent.

_____ /

FHFC Case No. 2017-020BP
FHFC RFA No. 2016-110
Petitioner's Application No. 2017-034C

**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. 2016-110, at Section Six, and Rules 28-106.205 and 67-60.009, Fla. Admin. Code; Petitioner BDG Banyan Cove, LP, (“Petitioner” or “Banyan Cove”), an applicant for funding in Florida Housing Finance Corporation Request for Applications (“RFA”) No. 2016-110 for Housing Credit Financing for Affordable Housing Developments in Medium and Small Counties, hereby files its formal written protest to contest the proposed eligibility and ineligibility decisions of Respondent Florida Housing Finance Corporation in RFA 2016-110. Application No. 2017-034C for Banyan Cove in Volusia County was found eligible and was preliminarily selected for funding; Petitioner does not contest those determinations. Petitioner supports the determinations of ineligibility made by Florida Housing as to other applicants in this RFA, and particularly as to those ineligible applicants who have filed notices of protest in this RFA; and Petitioner reserves the right to raise additional ineligibility grounds and scoring issues as to those protesting applicants. In support of this Protest and Petition, Petitioner states as follows:

Notice

4. On Friday, March 24, 2017, at approximately 9:29 a.m., Petitioner and all other participants in RFA 2016-110 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 "eligible" and "ineligible" applications in RFA 2016-110 (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. In order to fully protect its status as a preliminarily funded applicant, Petitioner timely filed a Notice of Protest, with attachments, on Wednesday, March 29, 2017, copy attached 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, April 8, 2017, so by operation of Rule 28-106.103, Fla. Admin. Code, the filing deadline was extended to Monday, April 10, 2017.

5. To the best of Petitioner's knowledge, on or before 9:29 a.m. on Wednesday, March 29, 2017, eight applicants timely filed Notices of Protest in response to the funding awards and eligibility/ineligibility (and scoring) spreadsheets posted on the FHFC website on March 24. Those applicants, along with an indication of their funding or eligibility status, county of location, and lottery number were:

2017-035C, Los Altos/Osceola County, funded (as Geographic Area of Opportunity funding goal), Lottery #12
2017-034C, Banyan Cove/Volusia County, funded, Lottery #3
2017-102C, Cassie Gardens/Clay County, funded, Lottery #9
2017-104C, Bronwyn Landing/Santa Rosa County, funded, Lottery #15
2017-056C, Grande Park/Hernando County, ineligible, Lottery #5

2017-078C, Outlook One/Marion County, ineligible, Lottery #10
2017-068C, Westbrook/Pasco County, ineligible, Lottery #27
2017-070C, Luna Lake/Pasco, eligible but unfunded, Lottery #17

Substantial Interests Affected

6. Petitioner's substantial interests are being determined in the instant proceeding because Petitioner is an applicant for low income housing tax credit funding whose application was preliminarily selected for funding. However, three ineligible applicants, and one eligible but unfunded applicant, have filed notices of protest indicating their intent to protest some of the determinations made by Florida Housing in this RFA. Potentially such protested determinations may include eligibility and funding determinations that would impact Petitioner's status as a funded applicant or even an eligible applicant. Petitioner cannot proceed with the proposed construction of its development for low income tenants without the award of the requested funding.

Nature of the Controversy

RFA 2016-110 Ranking and Selection Process

7. Through the RFA 2016-110 process, FHFC seeks to award up to an estimated \$12,312,632 of Housing Credits for the construction of affordable housing developments in Medium Counties and up to \$477,091 to applicants in Small Counties. 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); Elderly ALF applicants were only required to set aside at least 50% of the units for 60% AMI tenants. 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; such ELI commitment was either a minimum of 10% of the units or 30% of the units, depending on whether the development would be in a Limited Development Area (LDA). For

Volusia County, where Petitioner proposes to construct its development, the ELI level is 45% of 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 a portion of the capital necessary to construct the development.

9. Applicants in this RFA are assigned numerical scores in three areas. Those areas are General Development Experience of the Applicant's developer (5 points), Proximity to services needed by tenants of the development (up to 18 points), and Local Government Contributions (up to 5 points).

10. The RFA included two specific funding goals, identifying types or locations of developments sought to be funded. The first funding goal was for a Development in a Small County. The second funding goal was to fund a Development in a Medium County that is located in a Geographic Area of Opportunity (GAO) as determined by factors set out in the RFA.

Application Submission and Processing

11. Florida Housing received 130 Applications seeking funding in RFA 2016-110. One application was for a development in a Small County, and the remainder were in Medium Counties. The applications were received, processed, deemed eligible or ineligible, scored, and ranked, presumably pursuant to the terms of RFA 2016-110; 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 130 Applications submitted to FHFC in RFA

2016-110, ninety-three (93) were found “eligible,” and thirty-seven (37) 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. The RFA specifies an “Application Sorting Order” to rank applicants for potential funding. The first consideration in sorting eligible applications for potential funding is Application scores. The maximum score an Applicant can achieve is 28 points. Ninety-one (91) of the eligible applicants in RFA 2016-110 received a score of 28 points; one received a score of 18.5 and one received 23. Petitioner received a score of 28 points.

13. 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.” The tie-breakers for applicants within each County size group (Medium and Small) in this RFA, in order of applicability, are:

- (a) First, by Development Category Funding Preference, which favors New Construction and certain older Rehabilitation applicants over other Rehabilitation applicants. Petitioner satisfied this preference.
- (b) Second, by a Per Unit Construction Funding Preference. Petitioner satisfied this preference.
- (c) Third, by a Leveraging Classification that favors applicants who require a lower amount in housing credits per units than other applicants. Generally, the least expensive 80% of eligible applicants (Group “A”) receive a preference over the most expensive 20% (Group “B”). Petitioner was in the less expensive Group “A”, and received the preference.
- (d) Fourth, by a Florida Job Creation Preference. Petitioner satisfied this

preference.

(e) Last, by lottery numbers randomly assigned to the applications when they are submitted to Florida Housing. Petitioner's lottery number was 3.

14. 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 applicants 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.

15. 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.

16. Following eligibility determinations and applications of funding preferences and the selection process, Florida Housing selected ten applicants for funding, as follows:

Small County:

2017-100C, Suwannee Pointe, Suwannee County

Medium County Geographic Area of Opportunity:

2017-035C, Los Altos, Osceola County, Lottery #12

Other Medium County:

2017-034C, Banyan Cove, Volusia County, Lottery #3

2017-096C, Amayllis Park Place, Sarasota County, Lottery #4

2017-016C, Luna Trails, Brevard County, Lottery #7

2017-018C, Hammock Ridge II, Hernando County, Lottery #8

2017-102C, Cassie Gardens, Clay County, Lottery #9

2017-002C, Silver Pointe, Marion County, Lottery #13

2017-104C, Bronwyn Landing, Santa Rosa County, Lottery #15

2017-081C, Ridgewood Apartments, Polk County, Lottery #73

17. Suwannee Pointe was the only application submitted for a Small County Development and met eligibility requirements, so was selected for funding as the Small County applicant.

18. There were 21 eligible Medium County applicants deemed to qualify for the Geographic Area of Opportunity (GAO) Goal, 18 of which satisfied all of the selection preferences, and were Leveraging Classification A. Los Altos was selected for funding because it had the best lottery number (12) among those 18 GAO applicants with Leveraging Classification A.

19. Seven of the “Other Medium County” applicants, including Banyan Cove, were selected for funding because they satisfied all selection preferences, including Leveraging Classification, and had the best lottery numbers among eligible applicants.

20. As shown, randomly assigned lottery number played a significant role in application selection for funding. The only Medium County applicant selected for funding for which the lottery number was not a factor was the last applicant selected, 2017-081C, Ridgewood Apartments in Polk County. Ridgewood was the only eligible application with a request amount (\$330,000) small enough to be fully funded with the amount of funding remaining available.

Scoring Issue as to Protestor Luna Lake, 2017-070C

21. Petitioner challenges the scoring of one applicant which has filed a Notice of Protest. Applicant 2017-070C, Luna Lake, a proposed Elderly development in Pasco County, was deemed eligible, assigned a score of 28 points, and was assigned lottery number 17. Florida Housing’s scoring of Luna Lake was in error with respect to Proximity to Services.

22. The Surveyor Certification submitted in the Luna Lake application is attached hereto as Exhibit D. The Surveyor Certification Form includes coordinates for a Development

Location Point (“DLP”), and for a Grocery Store (at a distance of 0.4 miles from the DLP) and a Pharmacy (at a distance of 0.32 miles from the DLP). Luna Lake did not provide coordinates for a Transit Service or a Medical Facility; and did not provide coordinates for a Public School, although as an Elderly Development it would not have been eligible for Public School proximity points.

23. Under RFA 2016-110, at page 28, a Medium County applicant is entitled to 3.5 proximity points for being within 0.32 miles of a Grocery Store, and 3.5 proximity points for being within 0.4 miles of a Pharmacy. Further, under RFA 2016-110, at page 26, a Medium County applicant must achieve a minimum Total Proximity Score (a total of individual proximity points) of a 9 in order to receive the Maximum 18 Proximity Points. Since Luna Lake should have received a Proximity Score of 7, it is only entitled to 7 Total Proximity Points. Together with its General Development Experience Points (5) and its Local Government Contribution Points (5), Luna Lake is only entitled to a Total Application Score of 17. Since application score is the first sorting criteria, Luna Lake would not be competitive; of the ninety-two (92) eligible Medium County applicants in this RFA, a Total Application Score of 17 would rank Luna Lake in 92nd place – last on the list.

Disputed Issues

24. 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 Luna Lake application number 2017-070C, is entitled to a total proximity score of only 7.0 and a total application score of 17.0. Petitioner contends that it is.

b. Whether it would be contrary to the terms of the RFA, and arbitrary, capricious, and clearly erroneous, to award Luna Lake a total proximity score greater than 7.0 and a total application score greater than 17.0. Petitioner contends that it would be.

c. Whether it would be contrary to the terms of the RFA, and arbitrary, capricious, and clearly erroneous to award Luna Lake a total proximity score of 18 and a total application score of 28. Petitioner contends that it would be.

25. Petitioner has not at this time identified any further disputed issues of fact, as Petitioner currently supports the eligibility and funding determinations made by FHFC other than as stated in the preceding paragraph. Petitioner anticipates that the three protestors who were deemed ineligible will contest that determination, giving rise to a disputed issue. Petitioner supports Florida Housing's determination in that regard, and reserves the right to raise additional grounds for invalidity of those three applicants.

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


26. As its concise statement of ultimate fact, Petitioner asserts that its application was properly selected for funding, and that Florida Housing's eligibility, scoring, ranking, and funding selection determinations were correct.

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

Request for Settlement Meeting

28. 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 10th day of April, 2017.



M. CHRISTOPHER BRYANT
Florida Bar No. 434450
OERTEL, FERNANDEZ, BRYANT
& ATKINSON, P.A.
P.O. Box 1110
Tallahassee, Florida 32302-1110
Telephone: 850-521-0700
Telecopier: 850-521-0720
Attorney for BDG Banyan Cove, LP

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that the original of the foregoing Formal Written Protest and Petition for Administrative Proceedings has been filed by hand delivery and e-mail with the Corporation Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329, and a copy via hand delivery and e-mail to the following this 10th day of April, 2017:

Hugh R. Brown, General Counsel
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Hugh.Brown@floridahousing.org



ATTORNEY

RFA 2016-110 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Competitive HC Request Amount	Eligible For Funding?	Qualifies for the Geographic Area of Opportunity Funding Goal?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
Eligible Applications														
2017-001C	Varela	Polk	M	Shawn Wilson	Blue Sky Communities III, LLC	1,510,000	Y	Y	28	Y	Y	A	Y	39
2017-002C	Silver Pointe	Marion	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,400,000	Y	N	28	Y	Y	A	Y	13
2017-004C	Lake Eva Landings	Polk	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,500,000	Y	N	28	Y	Y	A	Y	121
2017-005C	The Club at River Ridge	Pasco	M	Shawn Wilson	Blue Sky Communities III, LLC	1,510,000	Y	N	28	Y	Y	A	Y	31
2017-006C	Palmetto Highway	Pasco	M	Shawn Wilson	Blue Sky Communities III, LLC	1,510,000	Y	Y	28	Y	Y	A	Y	50
2017-009C	The Groves	St. Johns	M	Matthew Rieger	HTG Groves Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	66
2017-010C	Pine Ridge Manor	Volusia	M	Matthew Rieger	HTG Pine Ridge Developer, LLC	1,316,400	Y	N	28	Y	Y	B	Y	55
2017-011C	Oakridge at Palmetto	Manatee	M	Matthew Rieger	HTG Oakridge Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	110
2017-012C	Liberty Gardens	Hernando	M	Matthew Rieger	HTG Liberty Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	44
2017-013C	Spring Cove	Sarasota	M	Matthew Rieger	HTG Spring Developer, LLC	1,119,221	Y	N	28	Y	Y	B	Y	125
2017-014C	Sunstar Grove	Lake	M	Matthew Rieger	HTG Sunstar Developer, LLC	938,314	Y	N	28	Y	Y	B	Y	71
2017-015C	The Addison	Manatee	M	Matthew Rieger	HTG Addison Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	64
2017-016C	Luna Trails	Brevard	M	Matthew Rieger	HTG Luna Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	7
2017-017C	Harbor Village	Brevard	M	Matthew Rieger	HTG Harbor Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	108
2017-018C	Hammock Ridge II	Hernando	M	Matthew Rieger	HTG Hammock Ridge II Developer, LLC	1,435,550	Y	N	28	Y	Y	A	Y	8
2017-021C	The Pointe at Price Crossing	Sarasota	M	Todd M. Wind	Picerne Affordable Development, LLC	1,510,000	Y	Y	28	Y	Y	A	Y	111
2017-022C	Citrus Park Place	Lake	M	Todd M Wind	Picerne Affordable Development, LLC	1,155,000	Y	N	28	Y	Y	B	Y	47
2017-023C	The Crossings at Four Corners	Polk	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,510,000	Y	N	28	Y	Y	A	Y	77
2017-025C	The Pointe at Sanford Village	Seminole	M	Todd M. Wind	Picerne Affordable Development, LLC	1,510,000	Y	Y	28	Y	Y	A	Y	49
2017-026C	The Enclave at Cortez	Hernando	M	Kimberly K Murphy	Royal American Development, Inc.; Green Mills Holdings, LLC	1,510,000	Y	N	28	Y	Y	A	Y	32
2017-029C	Venetian Grove	Pasco	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,460,000	Y	N	28	Y	Y	A	Y	48
2017-030C	Fortaleza Springs	Pasco	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,510,000	Y	N	28	Y	Y	A	Y	65
2017-032C	Braden Terrace	Manatee	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,460,000	Y	Y	28	Y	Y	A	Y	54
2017-034C	Banyan Cove	Volusia	M	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate Development, Inc.	1,510,000	Y	N	28	Y	Y	A	Y	3

RFA 2016-110 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Competitive HC Request Amount	Eligible For Funding?	Qualifies for the Geographic Area of Opportunity Funding Goal?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2017-035C	Los Altos Apartments	Osceola	M	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate Development, Inc.; DSRG Development, LLC	1,510,000	Y	Y	28	Y	Y	A	Y	12
2017-036C	Roosevelt Manor	Polk	M	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate Development, Inc.	1,510,000	Y	N	28	Y	Y	A	Y	132
2017-038C	Deverill Abbey	St. Lucie	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	840,000	Y	Y	28	Y	Y	A	Y	97
2017-039C	The Arbors at Gibson Heights	Polk	M	Clifton E. Phillips	Roundstone Development, LLC	1,510,000	Y	N	28	Y	Y	A	Y	45
2017-041C	Royal Grove Apartments	Brevard	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,510,000	Y	Y	28	Y	Y	A	Y	14
2017-043C	The Lofts of Lake Mary	Seminole	M	Joseph Chambers	Gardner Capial Development Florida, LLC	1,350,000	Y	Y	28	Y	Y	A	Y	94
2017-044C	Carey Bay	Bay	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,460,000	Y	N	28	Y	Y	B	Y	83
2017-046C	Arbours at Zephyrhills	Pasco	M	Sam T Johnston	Arbour Valley Development, LLC	1,480,000	Y	N	28	Y	Y	A	Y	72
2017-047C	Cypress Point Estates	Pasco	M	Clifton E. Phillips	Roundstone Development, LLC	1,495,000	Y	N	28	Y	Y	B	Y	24
2017-049C	Jacaranda Terrace	Manatee	M	Shawn Wilson	Blue Sky Communities III, LLC	1,475,000	Y	N	28	Y	Y	B	Y	51
2017-050C	Arbours at Hester Lake	Pasco	M	Sam T Johnston	Arbour Valley Development, LLC	1,457,900	Y	N	18.5	Y	Y	A	Y	109
2017-051C	Vista Monroe	Seminole	M	Shawn Wilson	Blue Sky Communities III, LLC	1,510,000	Y	Y	28	Y	Y	A	Y	117
2017-053C	Cove at Palm Coast Landing	Flagler	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	1,510,000	Y	N	28	Y	Y	A	Y	58
2017-057C	River Club Place	Manatee	M	Todd M. Wind	Picerne Affordable Development, LLC	1,510,000	Y	N	28	Y	Y	A	Y	122
2017-058C	Woodlet Field Apartments	Marion	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,280,000	Y	N	28	Y	Y	A	Y	107
2017-059C	Venetian Walk II	Sarasota	M	Brian D Evjen	Norstar Development USA, LP; Venetian Walk Developers, LLC	960,000	Y	N	28	Y	Y	B	Y	100
2017-060C	Arbours at Jonesville	Alachua	M	Sam T Johnston	Arbour Valley Development, LLC	1,510,000	Y	N	28	Y	Y	A	Y	35
2017-063C	The Pointe at Toledo Village	Sarasota	M	Todd M. Wind	Picerne Affordable Development, LLC	1,510,000	Y	Y	28	Y	Y	A	Y	80
2017-064C	Toledo Place	Sarasota	M	Todd M. Wind	Picerne Affordable Development, LLC	1,510,000	Y	N	28	Y	Y	A	Y	6
2017-065C	Sunrise Park II	Polk	M	Brian D Evjen	Norstar Development USA, LP; LWHA Development, LLC	960,000	Y	Y	28	Y	Y	B	Y	129

RFA 2016-110 - All Applications

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2017-070C	Luna Lake	Pasco	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,510,000	Y	N	28	Y	Y	A	Y	17
2017-073C	Palm Plaza	Polk	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,510,000	Y	N	28	Y	Y	A	Y	104
2017-075C	Palm View Apartments	Polk	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,460,000	Y	N	28	Y	Y	A	Y	92
2017-076C	Aumerle Landing	Osceola	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,510,000	Y	N	28	Y	Y	A	Y	127
2017-077C	The Enclave at Northshore	Bay	M	Kimberly K Murphy	Royal American Development, Inc.; Green Mills Holdings, LLC	1,510,000	Y	N	28	Y	Y	A	Y	91
2017-080C	Palm Ridge	Polk	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,460,000	Y	Y	28	Y	Y	A	Y	84
2017-081C	Ridgewood Apartments	Polk	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	330,000	Y	N	28	N	Y	A	Y	73
2017-082C	Mustang Mews	Osceola	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,250,000	Y	N	28	Y	Y	A	Y	38
2017-084C	Meadow Hills	Citrus	M	Oscar A Sol	Meadow Hills Dev, LLC	1,510,000	Y	N	28	Y	Y	A	Y	56
2017-085C	Osceola Landing	Osceola	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,510,000	Y	N	28	Y	Y	A	Y	85
2017-086C	Colonnade Park	Citrus	M	Oscar A Sol	Colonnade Park Dev, LLC	1,510,000	Y	N	28	Y	Y	A	Y	34
2017-087C	Blue Cypress Preserve	Osceola	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,510,000	Y	N	28	Y	Y	A	Y	118
2017-088C	Oakleigh Square	Osceola	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,510,000	Y	Y	28	Y	Y	A	Y	106
2017-089C	Old Kings Landing	Flagler	M	Alexander K. Trent	Old Kings Development, LLC	1,510,000	Y	Y	28	Y	Y	A	Y	40
2017-090C	The Pointe at Citrus Village	Lake	M	Todd M. Wind	Picerne Affordable Development, LLC	1,155,000	Y	N	28	Y	Y	B	Y	114
2017-091C	The Fountains at Hidden Lake	Citrus	M	Clifton E. Phillips	Roundstone Development, LLC	1,510,000	Y	N	28	Y	Y	A	Y	112

RFA 2016-110 - All Applications

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2017-092C	Nathan Ridge	Clay	M	James R. Hoover	TVC Development, Inc.	1,510,000	Y	N	28	Y	Y	A	Y	116
2017-093C	Jacob Heights	Hernando	M	James R. Hoover	TVC Development, Inc.	1,484,115	Y	N	28	Y	Y	A	Y	130
2017-095C	Jersey Gardens	Polk	M	Oscar A Sol	Jersey Gardens Dev, LLC	1,510,000	Y	N	28	Y	Y	A	Y	68
2017-096C	Amaryllis Park Place	Sarasota	M	Joseph Chambers	Gardner Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	1,510,000	Y	N	28	Y	Y	A	Y	4
2017-097C	Sunrise Heights	St. Lucie	M	Brian D Evjen	Norstar Development USA, LP; FPHA Development, LLC	1,420,000	Y	N	28	Y	Y	B	Y	133
2017-098C	Sanctuary at Dell Park	Polk	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,510,000	Y	N	28	Y	Y	A	Y	67
2017-099C	Macie Creek	Clay	M	James R. Hoover	TVC Development, Inc.	1,482,672	Y	N	28	Y	Y	A	Y	22
2017-100C	Suwannee Pointe	Suwannee	S	Kimberly K Murphy	Royal American Development, Inc.	477,091	Y	N	28	Y	Y	A	Y	37
2017-101C	Lofts on Lemon	Sarasota	M	Joseph Chambers	Gardner Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	1,510,000	Y	Y	28	Y	Y	A	Y	19
2017-102C	Cassie Gardens	Clay	M	James R. Hoover	TVC Development, Inc.	1,479,357	Y	N	28	Y	Y	A	Y	9
2017-103C	Melissa Grove	Osceola	M	James R. Hoover	TVC Development, Inc.	1,510,000	Y	N	28	Y	Y	A	Y	99
2017-104C	Bronwyn Landing	Santa Rosa	M	James R. Hoover	TVC Development, Inc.	1,386,742	Y	N	28	Y	Y	A	Y	15
2017-105C	Kelli Grove	Lee	M	James R. Hoover	TVC Development, Inc.	1,510,000	Y	N	28	Y	Y	A	Y	61
2017-106C	Madison Palms	Brevard	M	James R. Hoover	TVC Development, Inc.	1,447,490	Y	N	28	Y	Y	A	Y	16
2017-107C	Carter Crossing	Osceola	M	James R. Hoover	TVC Development, Inc.	1,475,944	Y	N	28	Y	Y	A	Y	78
2017-108C	Oasis at Renaissance Preserve	Lee	M	Daryl C Jones	Integral Development LLC; Housing for Urban Communities, LLC	1,510,000	Y	N	28	Y	Y	A	Y	135
2017-109C	Palm Trace	Volusia	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,100,000	Y	N	28	Y	Y	B	Y	113
2017-110C	Zephyr Preserve	Pasco	M	Joseph Chambers	Gardner Capital Development Florida, LLC	860,000	Y	N	28	Y	Y	B	Y	69
2017-113C	The Landings at Gibson Heights	Polk	M	Clifton E. Phillips	Roundstone Development, LLC	1,510,000	Y	Y	28	Y	Y	B	Y	43
2017-114C	Fulham Terrace	St. Lucie	M	Jonathan L Wolf	Fulham Terrace Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	79
2017-115C	Fox Apartments	Pasco	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,085,000	Y	N	28	Y	Y	A	Y	59
2017-116C	Bristol Manor	Seminole	M	Jonathan L Wolf	Bristol Manor Developer, LLC	1,485,000	Y	N	28	Y	Y	A	Y	75
2017-117C	The Village Lofts	Manatee	M	Donald W Paxton	WOB Beneficial Development 16 LLC	1,260,000	Y	N	28	Y	Y	B	Y	131
2017-118C	Tomoka Estates	Volusia	M	Donald W Paxton	WOB Beneficial Development 16 LLC	1,298,000	Y	Y	28	Y	Y	B	Y	119
2017-119C	Princeton Place Senior Apartments	Lee	M	Donald W Paxton	WOB Beneficial Development 16 LLC	1,336,000	Y	N	28	Y	Y	B	Y	76
2017-122C	Colonial Oaks Senior Apartments	Sarasota	M	Donald W Paxton	WOB Beneficial Development 16 LLC	1,510,000	Y	N	23	Y	Y	A	Y	128
2017-123C	Creighton Creek Senior Apartments	Sarasota	M	Donald W Paxton	WOB Beneficial Development 16 LLC	1,383,000	Y	N	28	Y	Y	A	Y	86

RFA 2016-110 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Competitive HC Request Amount	Eligible For Funding?	Qualifies for the Geographic Area of Opportunity Funding Goal?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2017-125C	Woodlands Borough	Bay	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,460,000	Y	Y	28	Y	Y	A	Y	20
2017-126C	The Cove at Dell Park	Polk	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,510,000	Y	Y	28	Y	Y	A	Y	33
2017-127C	Molly Crossing	Bay	M	James R. Hoover	TVC Development, Inc.	1,427,277	Y	N	28	Y	Y	A	Y	88
2017-128C	The Art House	Leon	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,175,000	Y	N	28	Y	Y	A	Y	74
2017-129C	Venetian Manor	Pasco	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	1,460,000	Y	N	28	Y	Y	A	Y	137
2017-130C	Rochester Park	Hernando	M	Jonathan L Wolf	Rochester Park Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	134
2017-131C	Hickory Tree Apartments	Osceola	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,510,000	Y	Y	28	Y	Y	A	Y	81
2017-132C	Winchester Place	Hernando	M	Jonathan L Wolf	Winchester Place Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	11
2017-133C	Prima Vista Village	St. Lucie	M	Jonathan L Wolf	Prima Vista Village Developer, LLC	1,500,000	Y	N	28	Y	Y	B	Y	26
2017-134C	Crestfield Manor	Hernando	M	Jonathan L Wolf	Crestfield Manor Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	52
2017-135C	Windgate Commons	Martin	M	Jonathan L Wolf	Windgate Commons Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	90
2017-136C	Lincoln Village	Manatee	M	Brian D Evjen	Norstar Development USA, LP	925,000	Y	N	28	Y	Y	B	Y	70
2017-137C	Sterling Terrace	Hernando	M	Jonathan L Wolf	Sterling Terrace Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	98

RFA 2016-110 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Competitive HC Request Amount	Eligible For Funding?	Qualifies for the Geographic Area of Opportunity Funding Goal?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
Ineligible Applications														
2017-003C	Madison Grove	Osceola	M	Patrick E. Law	American Residential Development, LLC	1,510,000	N	N	28	Y	Y		Y	105
2017-007C	Madison Court	Osceola	M	Patrick E. Law	American Residential Development, LLC	1,510,000	N	N	28	Y	Y		Y	30
2017-008C	Madison Trails	Osceola	M	Patrick E. Law	American Residential Development, LLC	1,510,000	N	N	28	Y	Y		Y	1
2017-019C	Abbington Village	Bay	M	William J. Rea	Rea Ventures Group, LLC; Kean Interests, LLC	1,510,000	N	N	28	Y	Y		Y	115
2017-020C	Abbington Lakes	Pasco	M	William J. Rea	Rea Ventures Group, LLC; Kean Interests, LLC	1,498,000	N	N	28	Y	Y		Y	2
2017-024C	Madison Lakes	Lee	M	Patrick E. Law	American Residential Development, LLC	1,510,000	N	N	28	Y	Y		Y	63
2017-027C	Madison Oaks	Osceola	M	Patrick E. Law	American Residential Development, LLC	1,510,000	N	N	28	Y	Y		Y	28
2017-028C	Madison Moor	Alachua	M	Patrick E. Law	American Residential Development, LLC	1,510,000	N	N	28	Y	Y		Y	123
2017-031C	The Retreat at Fairchild	Escambia	M	Christopher A. Akbari	ITEX Development, LLC	1,510,000	N	Y	23	Y	Y		Y	21
2017-033C	San Palo Apartments	Osceola	M	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate Development, Inc.; DSRG Development, LLC	1,510,000	N	N	28	Y	Y		Y	18
2017-037C	Preserve at Big Sky	Osceola	M	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate Development, Inc.; DSRG Development, LLC	1,510,000	N	Y	28	Y	Y		Y	29
2017-040C	Sugarmill Oaks	Citrus	M	Paula M Rhodes	InVictus Development, LLC; ADC Communities, LLC; Royal American Development, Inc.	1,510,000	N	N	28	Y	Y		Y	25
2017-042C	The Providence at Sand Mine	Polk	M	Christopher A. Akbari	ITEX Development, LLC	1,510,000	N	N	28	Y	Y		Y	96
2017-045C	Pinewood Terrace	Polk	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,250,000	N	N	28	Y	Y		Y	42
2017-048C	Sand Hill Commons Apartments	Polk	M	Lori L Dann	DJD SAND HILL DEVELOPMENT LLC	1,510,000	N	N	28	Y	Y		Y	101
2017-052C	Cardinal Place Senior Apartments	Volusia	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,050,000	N	N	28	Y	Y		Y	136
2017-054C	Madison Bay	Volusia	M	Patrick E. Law	American Residential Development, LLC	1,510,000	N	N	28	Y	Y		Y	93
2017-055C	Lakeview Village	Polk	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	830,000	N	N	28	Y	Y		Y	41
2017-056C	Grande Park Senior Apartments	Hernando	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,509,500	N	N	28	Y	Y		Y	5
2017-061C	Highland Grove Senior Apartments	Pasco	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,509,500	N	N	28	Y	Y		Y	57
2017-062C	Waverly Place	Polk	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,274,000	N	N	28	Y	Y		Y	103

RFA 2016-110 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Competitive HC Request Amount	Eligible For Funding?	Qualifies for the Geographic Area of Opportunity Funding Goal?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2017-066C	Promenade at Grande Park	Hernando	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,403,000	N	Y	28	Y	Y		Y	23
2017-067C	Heath Brook Place Senior Apartments	Marion	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,509,500	N	N	28	Y	Y		Y	53
2017-068C	Park Ridge Senior Apartments	Pasco	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,509,500	N	N	28	Y	Y		Y	27
2017-069C	Residences at Fort King	Pasco	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,509,500	N	N	28	Y	Y		Y	46
2017-071C	Winkler Place Senior Apartments	Lee	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,509,500	N	N	28	Y	Y		Y	102
2017-072C	Amaryllis Park Place II	Sarasota	M	Joe Chambers	Gardner Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	1,510,000	N	N	28	Y	Y		Y	62
2017-074C	Grand Palos Apartments	Osceola	M	Lori L Dann	DDJR DEVELOPMENT, LLC	1,510,000	N	Y	28	Y	Y		Y	95
2017-078C	Heath Brook Senior Apartments	Marion	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,509,500	N	N	28	Y	Y		Y	10
2017-079C	Jacaranda Place	Charlotte	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,509,500	N	N	28	Y	Y		Y	87
2017-083C	Grande Vista Senior Apartments	Pasco	M	Brian J Parent	JPM Development LLC; Outlook Development LLC	1,509,500	N	N	28	Y	Y		Y	36
2017-094C	Madison Crest	Brevard	M	Patrick E. Law	American Residential Development, LLC	1,510,000	N	N	28	Y	Y		Y	82
2017-111C	TIERRA POINTE II APARTMENTS	Osceola	M	DEION R LOWERY	DRL TP II DEVELOPMENT LLC	1,510,000	N	N	28	Y	Y		Y	124
2017-112C	VISTA DEL SOL II APARTMENTS	Osceola	M	DEION R. LOWERY	DRL VDS II DEVELOPMENT LLC	1,350,000	N	N	28	Y	Y		Y	60
2017-120C	Hollowbrook Senior Apartments	Escambia	M	Donald W Paxton	WOB Beneficial Development 16 LLC	1,360,000	N	N	23	Y	Y		Y	126
2017-121C	Summit Senior Apartments	Hernando	M	Donald W Paxton	WOB Beneficial Development 16 LLC; BHA Development, LLC	1,277,000	N	N	28	Y	Y		Y	120
2017-124C	La Vista Apartments	Osceola	M	Lori L Dann	DDJR DEVELOPMENT, LLC	1,510,000	N	N	28	Y	Y		Y	89

RFA 2016-110 - Recommendations

Total HC Available for RFA	12,789,723.00
Total HC Allocated	12,548,740.00
Total HC Remaining	240,983.00

Small County HC Available for RFA	477,091.00
HC Allocated to Small Counties	477,091.00
Total Small County HC Remaining	-
Medium County HC Available for RFA	12,312,632.00
Plus unallocated HC from Small County funding	
HC Allocated to Medium Counties	12,071,649.00
Total Medium County HC Remaining	240,983.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Competitive HC Request Amount	Eligible For Funding?	Qualifies for the Geographic Area of Opportunity Funding Goal?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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Small County Applications

2017-100C	Suwannee Pointe	Suwannee	S	Kimberly K Murphy	Royal American Development, Inc.	477,091	Y	N	28	Y	Y	A	Y	37
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Medium County Geographic Areas of Opportunity Funding Goal

2017-035C	Los Altos Apartments	Osceola	M	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate	1,510,000	Y	Y	28	Y	Y	A	Y	12
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Other Medium County Applications selected

2017-034C	Banyan Cove	Volusia	M	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate	1,510,000	Y	N	28	Y	Y	A	Y	3
2017-096C	Amaryllis Park Place	Sarasota	M	Joseph Chambers	Gardner Capital Development Florida, LLC; SHA Affordable	1,510,000	Y	N	28	Y	Y	A	Y	4
2017-016C	Luna Trails	Brevard	M	Matthew Rieger	HTG Luna Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	7
2017-018C	Hammock Ridge II	Hernando	M	Matthew Rieger	HTG Hammock Ridge II Developer, LLC	1,435,550	Y	N	28	Y	Y	A	Y	8
2017-102C	Cassie Gardens	Clay	M	James R. Hoover	TVC Development, Inc.	1,479,357	Y	N	28	Y	Y	A	Y	9
2017-002C	Silver Pointe	Marion	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,400,000	Y	N	28	Y	Y	A	Y	13
2017-104C	Bronwyn Landing	Santa Rosa	M	James R. Hoover	TVC Development, Inc.	1,386,742	Y	N	28	Y	Y	A	Y	15
2017-081C	Ridgewood Apartments	Polk	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	330,000	Y	N	28	N	Y	A	Y	73