BEFORE THE STATE OF FLORIDA FLORIDA HOUSING FINANCE CORPORATION

HTG ANDERSON TERRACE, LLC

FHFC Case No. 2017-089BP

RFA No. 2017-108 App. No. 2018-045BS

Petitioner,

vs.

FLORIDA HOUSING FINANCE CORPORATION

Respondent.

FORMAL WRITTEN PROTEST AND PETITION FOR ADMINISTRATIVE HEARING

Petitioner, HTG Anderson Terrace, LLC ("Anderson Terrace" or "Petitioner"), pursuant to sections 120.57(1) and (3), Florida Statutes ("F.S.), and Rules 28-110 and 67-60, Florida Administrative Code ("FAC") hereby files this Formal Written Protest and Petition (the "Petition") regarding the scoring decisions of the Respondent, FLORIDA HOUSING FINANCE CORPORATION ("Florida Housing") to award funding to responsive Applicants pursuant to RFA 2017-108- SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits. (hereinafter the "RFA).

Introduction

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

Parties

2. Petitioner is a Florida limited liability company in the business of providing affordable housing. Petitioner's address is 3225 Aviation Ave, Ste 602, Coconut Grove, Florida 33133.

Petitioner's address, phone number and email address for purposes of this proceeding are that of undersigned counsel.

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

Notice

- 4. On August 31, 2017, Florida Housing issued the RFA.
- 5. On September 13, 2017, September 15, 2017 and October 3, 2017, the RFA was modified by Florida Housing and Notices of Modification of RFA 2017-108 were issued.
- 6. Applications in response to the RFA were due on or before October 12, 2017.
- 7. Florida Housing received approximately 38 applications in response to the RFA.

 Petitioner timely applied in response to the RFA requesting an allocation of \$6,800,000.00 in

 SAIL funding and \$600,000 in ELI funding for its proposed one hundred and forty- four unit

 (144), affordable housing development with a Family demographic in Orange County, Florida.
- 8. Petitioner's received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, December 8, 2017 at 3:40 pm. A copy of the notices posted on the Corporations website are attached hereto as Composite Exhibit "A". Petitioner's application was deemed ineligible for funding.
- 9. On Wednesday, December 13, 2017 at 10:37 a.m., Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of the Notice of Intent is attached hereto as Exhibit "B".
- 10. This Petition is timely filed in accordance with the provisions of section 120.57(3)(b), Florida Statutes, and rules 28-110.004 and 67-60.009, Fla. Admin. Code.

Background

- 11. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida. Florida Housing's statutory authority and mandates are set forth in Part V of Chapter 420, Florida Statutes. See, Sections 420.501-420.55, Fla. Stat.
- 12. Florida Housing has adopted Chapter 67-60, Florida Administrative Code which establishes the procedures by which the Corporation shall...administer the competitive solicitation funding process to make and service loans for new construction or rehabilitation of affordable units under the State Apartment Incentive Loan (SAIL) Program... authorized by Section 420.5087, F.S. See rule, 67-60.001 (1), Florida Administrative Code.

RFA 2017-108

- 13. Through the RFA, process Florida Housing anticipated awarding up to an estimated \$87,320,000, of SAIL funding to certain developments serving Family or Elderly populations in small, medium and/or large counties. Specifically,
 - \$24, 570,000 of Elderly funding for proposed Developments with the Elderly Demographic Commitment. (ALF and Non-ALF)
 - \$62,750,000 of Family funding for proposed Developments with the Family Demographic Commitment.

In the County Geographic Categories,

- \$46,279,600 of funding allocated to Large Counties
- \$32,308,400 of funding allocated to Medium Counties
- \$8,732,000 to Small Counties.

RFA at p. 2.2

14. The Funding Goals of the RFA are as follows,

¹ The SAIL funding in this RFA must be used in conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits. RFA at p. 2.

² The chart designating counties as large, medium or small is in the RFA at p. 18.

- Two (2) Elderly, new construction Applications located in a Large County
- Three (3) Family, new construction Applications located in a Large County
- One (1) Elderly, new construction, Application located in a medium County
- Two (2) family, new construction, Application located in a Medium County

RFA at p. 69.

- 15. Review committee members independently evaluate and score their assigned portions of the submitted applications based on various mandatory and scored items. The maximum point total that an applicant can receive is 15 points. Failure to meet all submission items results in an application being deemed ineligible. RFA at p. 66
- 16. Only applications that are eligible are considered for funding selection. Eligibility requirements include the following,
 - Submission requirements,
 - Financial Arrearage Requirements,
 - Minimum Total Proximity Score,
 - Minimum Transit Score,
 - Mandatory Distance Requirements,
 - Total Development Cost Per Unit Limitation

RFA at p. 65,66.

16. As set forth in the RFA

The Committee shall conduct at least one public meeting during which the Committee members may discuss their evaluations, select Applicants to be considered for award, and make any adjustments deemed necessary to serve the best interest of the Corporation's mission. The Committee will list the Applications deemed eligible for funding in order applying the funding

selection criteria outlined in Section Five above, and develop a recommendation or series of recommendations to the Board.

RFA at p.73. (Emphasis supplied)

17. Of the thirty-eight (38) applications received in response to the RFA, ten (10), including Anderson Terrace, application number 2018-045BS, were deemed ineligible. ³

Ability to Proceed Forms

- 18. Anderson Terrace was deemed ineligible based on alleged deficiencies within its Ability to Proceed Verification ("Ability to Proceed") Forms which were Attachments 9,10,12,13 and 14.
- 19. Anderson Terrace identified the proposed Development site as a Scattered Site within the application and provided the address as follows,

Lemon Tree Lane, S. Texas Avenue and Lemon Tree Lane, Orange County Lakeway Dr., Lakeway Dr. and Lemon Tree Lane, Orange County

Application at p. 4.

20. The RFA provides as follows,

Ability to Proceed

The Applicant must demonstrate the following Ability to Proceed elements as of Application Deadline, for the entire proposed Development site, including all Scattered Sites, if applicable, as outlined below.

Note: The Applicant may include the Florida Housing Ability to proceed Verifications forms that were included in a previous RFA submission for the same proposed Development, provided (i) the form used for this RFA are labeled Form Rev. 08-16, (ii) other than the RFA reference number on the form, none of the information entered on the form and certified to by the signatory has changed in any way, and (iii) the requirements outlined in this RFA are met. The previous

³ As part of the Selection process the following applications were deemed ineligible by Review Committee members,2018-015BS- WRDG T4,2018-018S – Oasis at Renaissance Preserve,2018-020S- Weldon Street MF,2018-022BS- Cathedral Townhouse,2018-031BS- Brisas Del Estes Apartments,2018-034BS- Courtside Apartments, Phase II,2018-037BS- Mary Bethune Highrise,2018-049BS- Rosemary Cove,2018-0525S- Pine Grove Apartments.

RFA number should be crossed through and RFA 2017-108 inserted. If the Applicant provides any prior version of the Florida Ability to Proceed verification form(s), the form(s) will not be considered.

RFA at 35. The RFA then specifically addressed the requirements for each Ability to Proceed form, which included demonstrating that each service, i.e. water, sewer, etc., was available to the "entire proposed Development site". RFA at 35-36.

21. This RFA required five (5) different Ability to Proceed forms, including Status of Site Plan/Plat Approval; Appropriate Zoning; Availability of Electricity; Availability of Water; Availability of Sewer and Availability of Roads. Each of these forms provided in relevant part,

Development Location:
At a minimum provide the address number, street name and city and/or provide
the street name closest designated intersection either the city (if located within a
city) or county (if located within a county)

(Emphasis Supplied)

22. The Petitioner submitted Ability to Proceed forms that it had previously submitted in response to RFA 2016-113 for the same proposed Development site⁴. Each form provided in relevant part,

Development Location: <u>Lemon Tree Lane, S. Texas Avenue and Lemon Tree Lane, Orange County</u>

Each Ability to Proceed form contained the same instruction as to what information was required for the Development Location

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county)

The application of Anderson Terrace in response to RFA 2016-113 was deemed eligible for funding.

⁴ Application No. 2017-240C

- 23. During the Review Committee Meeting Anderson Terrace was deemed ineligible for providing an insufficient address on the following Ability to Proceed Forms,
 - 1. Local Government Verification of Status of Site Plan Approval for Multifamily Developments
 - 2. Local Government Verification that Development is consistent with Zoning and Land Use Regulations
 - 3. Verification of Availability of Infrastructure-Water
 - 4. Verification of Availability of Infrastructure-Sewer Capacity
 - 5. Verification of Availability of Infrastructure- Roads
- 24. The information provided on the Ability to Proceed forms, met the requirement of demonstrating that each service is available to the "entire Proposed Development Site" by providing the closest designated intersection and the county (RFA at 35-36) There is no question that the Orange County officials executing the Ability to Proceed forms were aware that the proposed development included two parcels of land which are approximately 100 feet apart.
- 25. As it relates to Scattered Sites, the RFA only requires the following in terms of eligibility, a response to the question whether the Development consists of Scattered Sites and if so, that Latitude and Longitude coordinates are provided. (RFA at p. 66) These requirements were met by the Petitioner. The Development Location provided on the Ability to Proceed forms appropriately describes the location of the Scattered Sites. The RFA does not require that in describing the "Development Location" of each Scattered Site on the Ability to Proceed forms that the applicant must use multiple and different designated intersections.
- 26. The exact same Ability to Proceed forms submitted here have been accepted and approved in the previous years' RFAs as having met the exact same requirement.
- 27. Anderson Terrace should not have been deemed ineligible to compete for an allocation of SAIL funding in connection with RFA 2017-108. Florida Housing's decision to deem

Anderson Terrace as ineligible for funding is contrary to the RFA. Additionally, it is clearly erroneous, contrary to competition, arbitrary and capricious.

Selection Process

- 28. The eligible applications, including Anderson Terrace, are ranked by sorting the applications from highest to lowest score, with any scores that are tied separated as follows:
 - a) First, by the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
 - b) Next, by the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A. 11. d of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
 - c) Next by the Application's Leveraging Level number (which is outlined in item 3. of Exhibit C) with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number;
 - d) Next, by the Applications eligibility for the Florida Job Creation Funding Preference (which is outlined in Item 4 of Exhibit C) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- e) Finally, by lottery number, with Applications that have a lower lottery number listed above Applications with a higher lottery number.

 RFA at p. 70.
- 29. The RFA includes both a Funding Test and a County Award Tally provision.

 Applications will only be selected for funding if there is sufficient SAIL funding available in both the Geographic (small, medium, large county) and the Demographic (elderly/family) categories. Pursuant to the County Award Tally, as each application is selected for tentative funding, the county where the proposed development is located will have one (1) application credited toward the County Award Tally. The Corporation will prioritize eligible unfunded applications that meet the applicable Funding Tests and counties that have the lowest County

Award Tally that also meet the applicable Funding Tests, even if the applications with a higher County Award Tally are ranked higher. RFA at p. 70.

- 30. The RFA mandates the Funding Selection Order, in relevant part, as follows,
 - (1) Goals to fund eight (8) Medium and Large County, New Construction Applications
 - (a) Goal to fund one (1) New Construction Application located in Miami-Dade County and one (1) New Construction Application located in Broward County.

The first two (2) Applications selected for funding will be (i) the highest ranking eligible New Construction Application that is located in Miami-Dade County, regardless of the Demographic Commitment selected; and (ii) the highest ranking eligible New Construction Application that is located in Broward County, regardless of the Demographic Committed selected.

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

 This goal will be met under the following circumstances:
 - (i) If neither of the Applications selected to meet the goal described in (a) above are Elderly Applications, the two (2) highest ranking applications, the two (2) highest ranking eligible Elderly Applications, the two (2) highest ranking eligible Elderly, Large County, New Construction Applications will be selected for funding, subject to the County Award Tally and both Funding Tests.
 - (ii) If only one (1) of the two (2) Applications selected to meet the goal described in (a) above is an Elderly Application, that Application will count towards this goal, and only one (1) additional Elderly, Large County, New Construction Application will be selected in order for this goal to be met, subject to the County Award Tally and both Funding Tests.
 - (iii) If both of the Applications selected to meet the goal described in (a) above are Elderly Applications, this goal will be considered to be met without selecting any additional Applications.
- (c) Goal to Fund three (3) Family, Large County, New Construction

Applications

This goal will be met under the following circumstances:

- (i) If neither of the Applications selected to meet the goal described in (a) above are Family Applications, the three (3) highest ranking eligible Family, Large County, New Construction Applications will be selected for funding, subject to the County Award Tally and both Funding Tests.
- (ii) If only one (1) of the two (2) Applications selected to meet the goal described in (a) above is a Family Application, that Application will count towards this goal, and only two (2) additional Family, Large County, New Construction Applications will be selected in order for this goal to be met, subject to the County Award Tally and both Funding Tests.
- (iii) If both of the Applications selected to meet the goal described in (a) above are Family Applications, both Applications will count towards this goal, and only one (1) additional Family, Large County, New Construction Application will be selected in order for this goal to be met, subject to the County Award Tally and both Funding Tests.

RFA at p.70-72.

- 31. The selection process was carried out by the members of the Review Committee at a public meeting held on November 15, 2017.
- 32. Each eligible application was then assigned a Leveraging Level 1-5, based on the applicant's Leveraging Percentage relative to all other eligible applications' Leveraging Percentage. The lower the Leveraging Level the better the score. Once this was completed the selection process commenced. RFA at p. 100-101.
- 33. Pursuant to the RFA's first goal Florida Housing selected for funding the two highest ranking eligible New Construction Applications located in Miami-Dade County, Harbour

Springs, Application 2018-0488S (family) and Sierra Bay, Application 2018-023B (elderly). ⁵ Pursuant to the RFA this was without regard to the Demographic Commitment selected by the Applicant.

- 34. Pursuant to the RFA's second goal, Florida Housing selected for funding the two highest ranked eligible Elderly, Large County, new Construction Applications. Because Sierra Bay serves an Elderly demographic, this goal was met with the selection of Brisas del Rio Apartments located in Miami-Dade County Application 2018-030BS.⁶
- 35. The next goal was to fund three (3) Family, Large County, New Construction Applications. Florida Housing selected for funding the next two highest ranked Large county applicant with a Family demographic, The Waves, Application 2018-039S in Duval County and Palmetto Pointe, Application 2018-024S in Pinellas County.
- 36. If Anderson Terrace had been properly deemed eligible it would have been designated Leverage Group 2 and with Lottery Number 10, would have been selected before both The Waves and Palmetto Pointe to satisfy the Family, Large County goal.

Substantial Interests Affected

37. If Anderson Terrace had been deemed eligible to receive funding in connection with RFA 2017-108 then following application of the Funding Selection Order Anderson Terrace would have been selected for funding.

⁵ Because there were no eligible applications in Broward County, two Miami-Dade applications were funded.

⁶ The RFA provides, "If only one (1) of the two (2) Applications selected to meet the goal described in (a) above is an Elderly Application, that Application will count towards this goal, and only one (1) additional Elderly, Large County, New Construction Application will be selected for this goal to be met, subject to the County Award Tally and both Funding Tests."

⁷ The RFA provides, "If only one (1) of the two (2) Applications selected to meet the goal described in (a) above is a Family Application, that Application will count towards this goal, and only two (2) additional Family, Large County, New Construction Applications will be selected for this goal to be met, subject to the County Award Tally and both Funding Tests.

- 38. Petitioner is substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Petitioner's ability to obtain funding through the RFA. Consequently, Petitioner has standing to initiate and participate in this and related proceedings.
- 39. Petitioner is entitled to a Formal Administrative Hearing pursuant to Sections 120.57(1) and 120.57(3), Florida Statutes, to resolve the issues set forth in this Petition.

Disputed Issues of Material fact and Law

- 40. Disputed issues of material fact and law exist and entitle Petitioners to a Formal Administrative Hearing pursuant to Section 120.57(1), Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:
 - a) Whether Florida Housing erred in determining Anderson Terrace ineligible for funding;
 - b) Whether Florida Housing's determination that Anderson Terrace is ineligible for funding is contrary to Florida Housing's governing statutes, rules, policies or the specifications of the RFA;
 - c) Whether Florida Housing's determination that Anderson Terrace is ineligible for funding is clearly erroneous;
 - d) Whether Florida Housing's determination that Anderson Terrace is ineligible for funding is contrary to competition;
 - e) Whether Florida Housing's determination that Anderson Terrace is ineligible for funding is arbitrary or capricious.

Statement of Ultimate Facts

41. Anderson Terrace was entitled to be recommended for an allocation of SAIL funds in connection with RFA 2017-108. Florida Housing's determination that Anderson Terrace was ineligible for funding was contrary to Florida Housing's governing statutes, rules or policies, and the specifications of the RFA. The determination also was clearly erroneous, contrary to competition, arbitrary and capricious. Anderson Terrace was entitled to be funded.

Request to Resolve by Mutual Agreement

42. Petitioner requests the opportunity to meet with Florida Housing within seven (7) working days after filing this protest.

Reservation of Right to Amend

43. Petitioner reserves the right to amend the Petition as discovery proceeds.

Statutes/Rules that Entitle Petitioner to Relief

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

Demand for Relief

Wherefore, Petitioner respectfully requests that Florida Housing:

- a. Refer this matter to DOAH for a hearing with an Administrative Law Judge involving disputed issues of fact.
- b. That the Administrative Law Judge enter a Recommended Order finding that Anderson Terrace was eligible and entitled to an allocation of SAIL funds in connection with RFA 2017-108.
- c. That Florida Housing adopt the Recommended Order as its own.
- d. For such further relief as the Administrative Law Judge deem appropriate.

Dated this 22nd day of December, 2017.

Respectfully Submitted

Maureen M. Daughton, Esq.

FBN 0655805

Maureen McCarthy Daughton, LLC 172 Capital Circle NE, Suite 304

Tallahassee, Florida 32308

Counsel for HTG Anderson Terrace, LLC

CERTIFICATE OF SERVICE

I CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by hand- delivery with Corporation Clerk and Hugh Brown, General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on this 22nd day of December.

Maureen M. Daughton

RFA 2017-108 - Recommendations

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RFA 2017-108 - Recommendations

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Charlelle Village	Water's Edge Apartments	Introdiction Control	farms County Application(s)		Venettan Walk II		Choctaw Village	Latts on Lemon		Hibiscus Apartments	Medium County Application(s)		Heighte Agartments)	Springhill Apartments	Application(s)		Name of Bevelopment
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^{*}TDC was reduced during scoring which affected the Leveraging Percentage.

On Desember 8, 2017, 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. Fallure 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 2017-108 - All Applications

	2018-03585	2018-03385**	2018-03285		2018-03085	20.010.0	Septon Brock	2018-02885		2018-0275		2018-0265	7070-070		2018-0245		2018-02385	2018-0215		2018-01985		2018-0175	2018-01685		Eligible Applications	Арј	plica	tion Number
	SBS Hibiscus Apartments	3BS** Citadelle Village		Providence Reserve			as Lofts on Lemon	BS Hagan Creek		Grove Manor Phase I Polk	Apartments)	3.46		Water's Edge	Palmetto Pointe	1	S Sierra Bay	Avery Commons		Choctaw Village		Venetian Walk II	Two	ty Square Phase	lications			lame of relopment
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RFA 2017-108 - All Applications

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2018-03785

Jerome Ryans

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RFA 2017-108 - All Applications

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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 walver of proceedings under Chapter 120, Fla. Stat. On December 8, 2017, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Maureen McCarthy Daughton, LLC

MMD LAW

Maureen McCarthy Daughton, LLC 1725 Capital Circle NE, Suite 304 Tallahassee, Florida 32308 T: (850) 345-8251

Mdaughton@mmd-lawfirm.com

www.mmd-lawfirm.com

Via Hand Delivery and Email December 13, 2017

Corporation Clerk (CorporationClerk@floridahousing.org)
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, Florida 32301

RE: Notice of Intent to Protest, Request for Applications (RFA) 2017-108 Proposed Funding Selections

Dear Corporation Clerk:

On behalf of Applicant, HTG Anderson Terrace, LLC, Application No. 2018-045BS, we hereby give notice of our intent to protest the Board Approved Preliminary Awards/Notice of Intended Decision and Scoring and Ranking of RFA 2017-108 posted by Florida Housing Finance Corporation on December 8, 2017 at 3:40 p.m., concerning SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits. (See Attached)

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

Respectfully Submitted

Maureen M. Daughton

cc: Hugh Brown, General Counsel

- Exhibit B

RFA 2017-108 - Recommendations

2018-042BS	2018-04185	Two Family	2018-03285	One Elderly	2018-0245	2018-0395	2018-048BS	Three Family		2018-03085	2018-0Z3BS	Two Elderly L	Apj	plication Number	
Luna Lake	Parrish Daks	Two Family Medium County New Construction Applications	Providence Reserve Seniors	One Elderly Medium County New Construction Application	Palmetto Pointe	The Waves	Harbour Springs	Three Family Large County New Construction Applications		Brisas del Rio Apartments	Sierra Bay	Two Elderly Large County New Construction Applications		Name of Development	NHTF Funding will be 100% allocated in accordance with Exhibit H
Pasco	Manatee	uction Applicat	Polk	uction Applicat	Pinellus	Duvai	Miami-Dade	tion Application	The state of the s	Miami-Dade	Miami-Dade	on Applications		County	scated in accorda
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John D Page	John D Page		Scott Zimmerman		John D Page	Fred McKinnies	TEMPS SWEAT	I and Curani		Alberto Milo, Jr.	Mara S, Mades			Name of Contact Person	Exhibit H
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RFA 2017-108 - Recommendations

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Citadelle Village	Water's Edge Apartments	Woodland Grove	raige country apparentments	Application(c)	Venetian Walk II		Choctaw Village	Lafts on Lemon	Hibiscus Apartments	Medium County Application(s)	FIGURAL AND AND AND AND AND AND AND AND AND AND	Springhill Apartments (currently known as Madison	Application(s)		Name of Development
Miami-Dade	Mlami-Dade	Madin Cone	1		Sarasota		Okalonsa	Sarasota	Lee			Madison			County
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Stone Soup Development, Inc.	The Half Howing Association Inc.	Comercione Group Partners, LLC	Lewis Swezy: RS Development Corp		Venetian Walk Developers, LLC	Norstar Development USA, LP;	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	Gordner Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	Inc.; BDG Hibiscus Apartments Developer, LLC	; Judd Roth Real Estate Development,		Development Partners, LLC		N	ame of Developers
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^{*}TDC was reduced during scoring which affected the Leveraging Percentage.

On December 8, 2017, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2017-108 - All Applications

2018-036BS	2018-035BS	2018-03385**	2018-03285	2018-030BS		2018-02985	2019-02885	2018-0275	2018-0265	2018-02585		2018-0245	2018-02385	2018-0215		2018-01985	2018-0175	2018-016BS	Eligible Applications	Application N	umber
Lake Gibson	Hibiscus Apartments	Citadelle Village	Providence Reserve Seniors	Apartments	Britas del Rio	Lofts on Leman	Hogan Creek	Grove Manor Phase I	Springhill Apartments (currently known as Madison Heights Apartments)	Apartments	Water's Eden	Palmetto Pointe	Sierra Bay	Avery Commons		Choctaw Village	Venetian Walk II		ty Course Phase	Name o Developm	
Polk	98	Miami-Dade	Polk	Miami-Dade		Sarasota	Duval	Polk	Madison	Miami-Dade		Pinellas	Miami-Dade	Escambia		Okaloosa	Sarasota	Miami-Dade		Count	,
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RFA 2017-108 - All Applications

7018-D3785	2018-03485	2018-03185	2018-02285		2018-0205	2018-0185	2018-01585	Inelizible Applications	2018-05185	2018-05085	2018-04885	2018-04765	Contract of Contract	on a Dusas*	OT R-DAIARS	2018-043BS		2018-042BS	OTO-O-TO-	2018-04185	2018-04085	2018-0395		2018-038BS		pplication Number
Mary Bethune	Courtside Apartments, Phase II	Brisas del Este Apartments	Townhouse	Cathedral	Weldon Street MF	Oasis at Renaissance	WRDG T4	lications	Northside Transit Village III	Osprey Pointe	Harbour Springs	Village II	Northside Transit	Manatee Commons	Woodland Grove	Apartments, Phase II	The Villages	Luna Lake	Can	Parrich Oaks	Pembroke Tower Apartments	The waves		Apartments		Name of Development
Hillsborough	Miami-Dade	Miami-Dade	Duvat		Bradford	Lee	Hillsborough		Miami-Dade	Pasco	Miami-Dade	Mianu-Dace	10-5/A CO	Manatee	Miami-Dade	Miami-Dage		Pasco	1	Manatee	Broward	DUVAI	Dunal	Bay		County
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L Jerome Ryans	Matthew A. Rieger	L Alberto Milo, Jr.	Shawn Wilson	_	Louie A Lange III	Egbert L.J. Perry	Jerome Ryans		Kenneth Naylor	Matthew A Rieger	Lewis Swezy	1		-	Lewis Swezy	The same of the same of	Talmadaa W Fair	John D Page		John D Page	Scott C Seckinger		Fred McKinnies	John D Page		Name of Contact Person
WRDG Mary Bethune Developer, LLC	AMC HTG 2 Developer, LLC	Brisas del Este Apartments Developer, LLC	Associates, LLC	Cathedral Townhouse Redevelopment	Commonwealth Development Corporation	Urban Communities, LLC	WRDG 14 Developer, LC		IE .	APC Northside Property III Development.	Lewis Swezy, to Development LLC	LLC	APC Northside Property II Development,	Blue Sky Communities III, LLC, 18	Lewis Swezy; RS Development Corp	Cornerstone Group Partners, LLC	New Urban Development, LLC;	corporation doing business in FL as Southport Development Services, Inc.	Southport Development Services, Inc.	Southport Development, Inc. a WA corporation doing business in FL as	corporation doing business in FL as Southport Development Services, Inc.	Southpart Development, Inc. a WA	Jax Urban Initiatives Development, LLC; FVC	Southport Development Services, Inc.	Southport Development, Inc. a WA	Name of Developers
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2018-0525		2018-04985		2018-045BS	A	pp	lication Number
Apartments	Pine Grove	Rosemary Cove	Aparments	Andrian notispay	-	1	Name of Development
пемли	-	Miami-Dade		Orange			County
r	-	-	1	_	1		County Size
Wildrig to retirect	Kelstin M Miller	Aaron M. Gornstein		Matthew A Rieger		N	iame of Contact Person
	The Richman Group of Florida, Inc.	Aaron M. Gornstein Preservation of Alfordation Street	Affectable Housing IIC	HIG Anderson Terrace Developes, 100	The Paragraph of the	Ne	ime of Developers
t	N _C	1	ñ	1	2		Dev Category
	7	A	E, Non-	,	n	D	emo. Commitment
	7,000,000.00		3,500,000.00	T	6,800,000.00		SAIL Request
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		26	Γ,	<u>۔</u>	ŧ		Lottery Number

On December 8, 2017, 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. Star., Rule Chapter 29-110, F.A.C., and Rule 67-60.009, F.A.C. Fallure to file a protest within the time prescribed in Section 120.57(3), Fla. Star., shall constitute a walver of proceedings under Chapter 120, Fla. Stat.

[&]quot;ELI Amount was reduced during scoring.
""TDC was reduced during scoring which affected the Leveraging Percentage.