

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

HTG OSPREY POINTE, LLC

Petitioner,

vs.

FLORIDA HOUSING FINANCE CORPORATION

Respondent.

FHFC Case No. 2017-090BP

RFA No. 2017-108

App. No. 2018-050BS

STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

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

Petitioner, HTG Osprey Pointe, LLC (“Osprey Pointe” 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 \$6,000,000.00 in SAIL funding for its proposed one hundred and ten unit (110), new construction, family demographic, affordable housing development for in Pasco County, Florida. Petitioner's application satisfied the required elements of the RFA and is eligible for a funding award.

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 was deemed eligible for funding, however was not recommended for funding.

9. On Wednesday, December 13, 2017 at 10:36 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.¹ 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

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.

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

- 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 will 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 met,
- 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, twenty- eight (28) were deemed Eligible applications, including Osprey Pointe, application number 2018-050BS, with ten (10) applications deemed Ineligible.

18. The eligible applications are then 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.

19. 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 are located in 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 higher ranked. RFA at p. 70.

20. The RFA mandates the Funding Selection Order (hereinafter “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.

(d) Goal to Fund one (1) Elderly, Medium County, New Construction Application

The Application selected for funding will be the highest ranking eligible Elderly, medium County, new Construction Application subject to the Funding Tests.

(e) Goal to Fund two (2) Family, Medium County, New Construction Applications

The Applications selected for funding will be the highest ranking eligible Family, Medium County, New Construction Applications, subject to the County Award Tally and Funding Tests.

RFA at p.70-72.

Selection Process

21. The selection process was carried out by the members of the Review Committee at a public meeting held on November 15, 2017.
22. 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
 - 2018-045BS- Anderson Terrace Apartments
 - 2018-049BS- Rosemary Cove
 - 2018-0525S- Pine Grove Apartments
23. 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.

24. 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).³ Pursuant to the RFA this was without regard to the Demographic Commitment selected by the Applicant.

25. 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.⁴

26. 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.⁵

27. The next goal was to fund one (1) Elderly, Medium County, New Construction Application. Florida Housing selected Providence Reserve Seniors, Application 2018-032BS in Polk County.

³ Because there were no eligible applications in Broward County, two Miami-Dade applications were funded.

⁴ 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."

⁵ 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."

28. The next goal was to fund two (2) Family, *Medium County*, New Construction applications. Florida Housing selected Parrish Oaks, Application 2018-041BS in Manatee County with the required Family demographic. Next, contrary to the requirements of the Funding Selection Process, Florida Housing selected Luna Lake, Application 2018-042BS in Pasco County with an *elderly* demographic commitment. ⁶ (Emphasis supplied)

29. Luna Lake should not have been selected at this point in the selection process since it failed the demographic requirement of the RFA. The applicant which should have been selected for funding as the next highest ranked applicant meeting the County award, Funding Test and Family demographic is Petitioner, Osprey Pointe, Application 2018-050BS in Pasco County.

Substantial Interests Affected

30. If Florida Housing had followed the Selection Order required by the RFA, than Osprey Pointe would have been selected for funding.

31. 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.

32. 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

⁶ On the face of the RFA 2017-108- Recommendations form presented to Florida Housing's Board for approval, it indicates that Luna Lake was selected as an applicant to satisfy the Medium county, *Family* demographic, however under the subheading of "Demo Commitment" Luna Lake commits to serving an *Elderly* demographic. (Emphasis Supplied) See Composite Exhibit "A".

33. 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's failure to follow the Selection Order required by the RFA was arbitrary and capricious;
- b) Whether Florida Housing's failure to follow the Selection Order required by the RFA was clearly erroneous;
- c) Whether Florida Housing's failure to follow the Selection Order required by the RFA was contrary to competition;
- d) Whether Florida Housing's proposed award of funding to Luna Lake as a Family demographic applicant was clearly erroneous;
- e) Whether Florida Housing's proposed award of funding to Luna Lake as a Family demographic applicant was arbitrary and capricious;
- f) Whether Florida Housing's proposed award of funding to Luna Lake as a Family demographic applicant was contrary to competition;
- g) Whether Florida Housing's failure to select Osprey Pointe for funding was clearly erroneous;
- h) Whether Florida Housing's failure to select Osprey Pointe for funding was arbitrary and capricious;
- i) Whether Florida Housing's failure to select Osprey Pointe for funding was contrary to competition;
- j) Whether Florida Housing's proposed award of funding to Luna Lake is consistent with the RFA specifications.

k) Such other issues as may be revealed during the protest process.

**Concise Statement of Ultimate Facts and Law,
Warranting Reversal of the Agency's Intended Award.**

34. Petitioner participated in the RFA process to compete for an allocation of SAIL funds based upon the delineated scoring and ranking criteria in the RFA. The Corporation failed to follow the RFA specifications. Luna Lake should not have been selected as meeting the Family demographic since it selected the Elderly demographic commitment within its application. Osprey Pointe, should have been selected for funding as the next highest ranked Family Medium County New Construction applicant, meeting both the County Award Tally and Funding Tests.

Request to Resolve by Mutual Agreement

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

Reservation of Right to Amend

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

Statutes/Rules that Entitle Petitioner to Relief

37. 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:

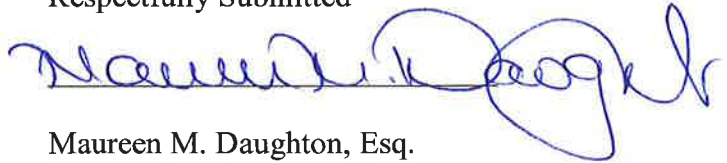
- a. Refer this matter to DOAH for a hearing with an Administrative Law Judge involving disputed issues of fact.
- b. That the Administrative Law Judge enter a Recommended Order finding the Florida Housing's selection of Luna Lake's Application was contrary to the RFA

specifications and further ordering that Osprey Pointe should have been selected for funding as the next highest ranked applicant meeting the Family Demographic, Medium County, New Construction, Funding Goal.

- 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
1725 Capital Circle NE, Suite 304
Tallahassee, Florida 32308
Counsel for HTG Osprey Pointe, 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

SAIL Funding Balance Available 3,888,830.00

NHTF Funding will be 100% allocated in accordance with Exhibit H

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	EI Request	Total SAIL Request (SAIL + EI)	County Award Tally	Total Points	Proximity Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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Two Elderly Large County New Construction Applications

2018-023BS	Sierra Bay	Miami-Dade	L	Maria S. Madies	Cornestone Group Partners, LLC	NC	E, Non-ALF	4,400,000.00	600,000.00	5,000,000.00	1	15	Y	1	Y	37
2018-030BS	Brisas del Rio Apartments	Miami-Dade	L	Alberto Mfio, Jr.	Brisas del Rio Apartments Developer, LLC	NC	E, Non-ALF	4,346,770.00	600,000.00	4,946,770.00	3	15	Y	2	Y	1

Three Family Large County New Construction Applications

2018-048BS	Harbour Springs	Miami-Dade	L	Lewis Swezy	Lewis Swezy, RS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	1	15	Y	1	Y	7
2018-039S	The Waves	Duval	L	Fred McKinzie	Jax Urban Initiatives Development, LLC; TVC Development, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	1	15	Y	2	Y	16
2018-024S	Palmetto Pointe	Pinellas	L	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,400,000.00	463,900.00	5,863,900.00	1	10	Y	4	Y	29

One Elderly Medium County New Construction Application

2018-032BS	Providence Reserve Seniors	Polk	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDG Providence Reserve Seniors Developer, LLC	NC	E, Non-ALF	6,000,000.00	429,800.00	6,429,800.00	1	15	Y	2	Y	27
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Two Family Medium County New Construction Applications

2018-041BS	Parrish Oaks	Manatee	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,000,000.00	600,000.00	6,600,000.00	1	15	Y	2	Y	11
2018-042BS	Luna Lake	Pasco	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	5,800,000.00	465,000.00	6,265,000.00	1	15	Y	3	Y	13

Exhibit A

RFA 2017-108 – Recommendations

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELL Request	Total SAIL Request (SAIL + ELL)	County Award Tally	Total Points	Proximity Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
Small County Application(s)																
2018-0265	Springhill Apartments (currently known as Madison Heights Apartments)	Madison	S	James J. Kerr, Jr	AMCS Development, LLC; SCG Development Partners, LLC	A/R	F	3,064,400.00	251,600.00	3,316,000.00	1	15	Y	5	Y	14
Medium County Application(s)																
2018-09595	Hibiscus Apartments	Lee	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDG Hibiscus Apartments Developer, LLC	NC	F	5,125,000.00	510,800.00	5,635,800.00	1	15	Y	4	Y	17
2018-02985	Lofts on Lemon	Sarasota	M	Joseph J Chambers	Gardner Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	NC	F	2,700,000.00	423,400.00	3,123,400.00	1	15	Y	4	Y	23
2018-01985	Choctaw Village	Okaloosa	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	F	2,500,000.00	396,300.00	2,896,300.00	1	15	Y	5	Y	22
2018-0175	Venetian Walk II	Sarasota	M	Richard Higgins	Norstar Development USA, LP; Venetian Walk Developers, LLC	NC	F	2,290,000.00	464,200.00	2,754,200.00	2	15	Y	4	Y	33
Large County Application(s)																
2018-04485	Woodland Grove	Miami-Dade	L	Lewis Swezy	Lewis Swezy; RS Development Corp.	NC	F	7,000,000.00	600,000.00	7,600,000.00	4	15	Y	1	Y	31
2018-02585	Water's Edge Apartments	Miami-Dade	L	Mara S Madas	Cornerstone Group Partners, LLC	NC	F	3,000,000.00	600,000.00	3,600,000.00	5	15	Y	1	Y	36
2018-03385*	Citadelle Village	Miami-Dade	L	Samuel F. Diller	Little Haiti Housing Association, Inc.; Stone Soup Development, Inc.	NC	F	3,600,000.00	600,000.00	4,200,000.00	6	15	Y	4	Y	3

*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., and Rule 67-60.009, F.A.C., and Rule Chapter 28-110, F.A.C., and Rule Chapter 28-110, 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

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SALE Request	EI Request	Total SALE Request (SALE + EI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-016BS	Liberty Square Phase Two	Miami-Dade	L	Alberto Millo, Jr.	Liberty Square Phase Two Developer, LLC	Redev	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	23.87%	1	Y	38
2018-017FS	Venetian Walk II	Sarasota	M	Richard H ggins	Norstar Development USA, LP; Venetian Walk Developers, LLC	NC	F	2,290,000.00	464,200.00	2,754,200.00	Y	15	Y	Y	87.16%	4	Y	33
2018-019BS	Choctaw Village	Okaloosa	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	F	2,500,000.00	396,300.00	2,896,300.00	Y	15	Y	Y	169.16%	5	Y	22
2018-021S	Avery Commons	Escambia	M	Shawn Wilson	Blue Sky Communities III, LLC; TB Affordable Housing, Inc	NC	E, Non-AIF	5,000,000.00	600,000.00	5,600,000.00	Y	15	Y	Y	81.13%	4	Y	5
2018-023BS	Sierra Bay	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-AIF	4,400,000.00	600,000.00	5,000,000.00	Y	15	Y	Y	31.50%	1	Y	37
2018-024S	Palmetto Pointe	Pinellas	L	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,400,000.00	463,900.00	5,863,900.00	Y	10	Y	Y	84.97%	4	Y	29
2018-025BS	Water's Edge Apartments	Miami-Dade	L	Mara S Mades	Cornerstone Group Partners, LLC	NC	F	3,000,000.00	600,000.00	3,600,000.00	Y	15	Y	Y	28.03%	1	Y	36
2018-026S	Springhill Apartments (currently known as Madison Heights Apartments)	Madison	S	James J. Kerr, Jr	AMCS Development, LLC; SCG Development Partners, LLC	A/R	F	3,064,400.00	251,600.00	3,316,000.00	Y	15	Y	Y	114.88%	5	Y	14
2018-027S	Grove Manor Phase I	Polk	M	Darren Smith	Pantheon Development Group, LLC; LWHA Development, LLC	NC	F	6,000,000.00	314,600.00	6,314,600.00	Y	15	Y	Y	71.50%	3	Y	8
2018-028BS	Hogan Creek	Duval	L	Joseph J Chambers	Jacksonville Redevelopment Partners, LLC; Jax Urban Initiatives Development, LLC	A/R	E, Non-AIF	4,778,736.00	600,000.00	5,378,736.00	Y	15	Y	Y	26.58%	1	Y	34
2018-029BS	Lofts on Lemon	Sarasota	M	Joseph J Chambers	Genier Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	NC	F	2,700,000.00	423,400.00	3,123,400.00	Y	15	Y	Y	83.70%	4	Y	23
2018-030BS	Brisas del Rio Apartments	Miami-Dade	L	Alberto Millo, Jr.	Brisas del Rio Apartments Developer, LLC	NC	E, Non-AIF	4,346,770.00	600,000.00	4,946,770.00	Y	15	Y	Y	34.50%	2	Y	1
2018-032BS	Providence Reserve Seniors	Polk	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; 806 Providence Reserve Seniors Developer, LLC	NC	E, Non-AIF	6,000,000.00	429,800.00	6,429,800.00	Y	15	Y	Y	52.46%	2	Y	27
2018-033BS**	Citadelle Village	Miami-Dade	L	Samuel F. Diller	Little Haiti Housing Association, Inc.; Stone Soup Development, Inc.	NC	F	3,600,000.00	600,000.00	4,200,000.00	Y	15	Y	Y	78.77%	4	Y	3
2018-035BS	Hibiscus Apartments	Lee	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; 806 Hibiscus Apartments Developer, LLC	NC	F	5,125,000.00	510,800.00	5,635,800.00	Y	15	Y	Y	75.83%	4	Y	17
2018-036BS	Lake Gibson Commons	Polk	M	Shawn Wilson	Blue Sky Communities III, LLC; TB Affordable Housing, Inc	NC	E, Non-AIF	3,400,000.00	245,600.00	3,645,600.00	Y	15	Y	Y	111.41%	5	Y	12

RFA 2017-108 – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number	
2018-03885	Royal Arms Garden Apartments	Bay	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	F	4,600,000.00	433,200.00	5,033,200.00	Y	15	Y	Y	96.46%	5	Y	25	
2018-03955	The Waves	Duval	L	Fred McGinnies	Jax Urban Initiatives Development, LLC; TVC Development, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	38.67%	2	Y	16	
2018-04085	Pembroke Tower Apartments	Broward	L	Scott C Seckinger	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	E, Non-ALF	3,200,000.00	600,000.00	3,800,000.00	Y	15	Y	Y	53.51%	3	Y	32	
2018-04185	Parish Oaks	Manatee	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,000,000.00	600,000.00	6,600,000.00	Y	15	Y	Y	48.83%	2	Y	11	
2018-04285	Luna Lake	Pasco	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	5,800,000.00	465,000.00	6,265,000.00	Y	15	Y	Y	58.73%	3	Y	13	
2018-04385	The Villages Apartments, Phase II	Miami-Dade	L	Talmadge W Fair	New Urban Development, LLC; Cornerstone Group Partners, LLC	NC	E, Non-ALF	5,000,000.00	600,000.00	5,600,000.00	Y	15	Y	Y	59.30%	3	Y	18	
2018-04485	Woodland Grove	Miami-Dade	L	Lewis Swezy	Lewis Swezy; RS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	22.79%	1	Y	31	
2018-04685*	Manatee Commons	Manatee	M	Shawn Wilson	Blue Sky Communities III, LLC; TB Affordable Housing, Inc	NC	E, Non-ALF	4,200,000.00	541,000.00	4,741,000.00	Y	15	Y	Y	95.71%	5	Y	15	
2018-04785	Northside Transit Village II	Miami-Dade	L	Kenneth Naylor	APC Northside Property II Development, LLC	NC	E, Non-ALF	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	46.67%	2	Y	19	
2018-04885	Harbour Springs	Miami-Dade	L	Lewis Swezy	Lewis Swezy; RS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	22.79%	1	Y	7	
2018-05085	Osprey Pointe	Pasco	M	Matthew A Rieger	HTG Osprey Pointe Developer, LLC	NC	F	6,000,000.00	556,900.00	6,556,900.00	Y	15	Y	Y	57.88%	3	Y	24	
2018-05185	Northside Transit Village III	Miami-Dade	L	Kenneth Naylor	APC Northside Property III Development, LLC	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	46.32%	2	Y	30	
Ineligible Applications																			
2018-01585	WRDG T4	Hillsborough	L	Jerome Ryans	WRDG T4 Developer, LLC	NC	F	6,197,332.00	600,000.00	6,797,332.00	N	15	Y	Y	34.50%			Y	20
2018-0185	Oasis at Renaissance Preserve	Lee	M	Egbert L.J. Perry	Integral Development, LLC; Housing for Urban Communities, LLC	NC	ALF	6,000,000.00	546,700.00	6,546,700.00	N	15	Y	Y	41.28%			Y	35
2018-0205	Weldon Street MF	Bradford	S	Louie A Lange III	Commonwealth Development Corporation	NC	F	3,993,333.00	479,500.00	4,472,833.00	N	15	Y	Y	76.34%			Y	4
2018-02285	Cathedral Townhouse	Duval	L	Shawn Wilson	Cathedral Townhouse Redevelopment Associates, LLC	A/R	E, Non-ALF	5,000,000.00	600,000.00	5,600,000.00	N	15	Y	Y	36.11%			Y	21
2018-03185	Briss del Este Apartments	Miami-Dade	L	Alberto Milco, Jr.	Briss del Este Apartments Developer, LLC	NC	F	4,639,425.00	600,000.00	5,239,425.00	N	15	Y	Y	34.50%			Y	9
2018-03485	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	NC	E, Non-ALF	3,700,000.00	600,000.00	4,300,000.00	N	15	Y	Y	43.67%			Y	2
2018-03785	Mary Bethune Highrise	Hillsborough	L	Jerome Ryans	WRDG Mary Bethune Developer, LLC	A/R	E, Non-ALF	750,000.00	600,000.00	1,350,000.00	N	15	Y	Y	5.83%			Y	6

RFA 2017-108 – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	EUI Request	Total SAIL Request (SAIL + EUI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-04585	Anderson Terrace Apartments	Orange	L	Matthew A. Rieger	HTG Anderson Terrace Developer, LLC	NC	F	6,800,000.00	600,000.00	7,400,000.00	N	15	Y	Y	39.87%		Y	10
2018-04985	Rosemary Cove	Miami-Dade	L	Aaron M. Gornstein	Preservation of Affordable Housing, LLC	NC	E, Non-AIF	3,500,000.00	600,000.00	4,100,000.00	N	15	Y	Y	73.13%		Y	28
2018-0525	Pine Grove Apartments	Duval	L	Kristin M. Miller	The Richman Group of Florida, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	N	15	Y	Y	35.05%		Y	26

*EUI Amount was reduced during scoring.

**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 to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., and Rule 67-60.009, F.A.C., and Rule 67-60.009, F.A.C., and Rule 67-60.009, 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.

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**

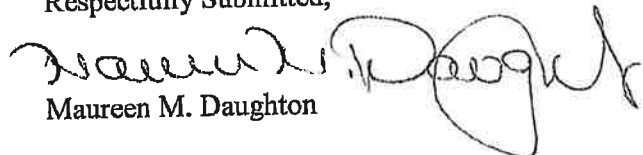
RECEIVED
17 DEC 13 AM 10:36
FLORIDA HOUSING
FINANCE CORPORATION

Dear Corporation Clerk:

On behalf of Applicant, HTG Osprey Pointe, LLC, Application No. 2018-050BS, 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

SAIL Funding Balance Available 3,888,830.00

NHTF Funding will be 100% allocated in accordance with Exhibit H

Application Number	Name of Development	County	County Size	Name of Contact	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELL Request	Total SAIL Request (SAIL + ELL)	County Award Tally	Total Points	Proximity Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number	
Two Elderly Large County New Construction Applications																	
2018-02385	Sierra Bay	Miami-Dade	L	Mara S. Medes	Cornerstone Group Partners, LLC	NC	E, Non-ALF	4,400,000.00	600,000.00	5,000,000.00	1	15	Y	1	Y	37	
2018-03085	Brisas del Rio Apartments	Miami-Dade	L	Alberto Millo, Jr.	Brisas del Rio Apartments Developer, LLC	NC	E, Non-ALF	4,546,770.00	600,000.00	4,946,770.00	3	15	Y	2	Y	1	
Three Family Large County New Construction Applications																	
2018-04885	Harbour Springs	Miami-Dade	L	Lewis Swezy	Lewis Swezy RS Development Corp	NC	F	7,050,000.00	600,000.00	7,650,000.00	1	15	Y	1	Y	7	
2018-0395	The Waves	Duval	L	Fred McKinley	Jax Urban Initiatives Development, LLC; TVC Development, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	1	15	Y	2	Y	16	
2018-0145	Palmetto Pointe	Pinellas	L	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,400,000.00	463,900.00	5,863,900.00	1	10	Y	4	Y	29	
One Elderly Medium County New Construction Application																	
2018-03285	Providence Reserve Seniors	Polk	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDG Providence Reserve Seniors Developer, LLC	NC	E, Non-ALF	6,000,000.00	429,800.00	6,429,800.00	1	15	Y	2	Y	27	
Two Family Medium County New Construction Applications																	
2018-04185	Parrish Oaks	Manatee	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,000,000.00	600,000.00	6,600,000.00	1	15	Y	2	Y	11	
2018-04285	Luna Lake	Pasco	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	5,800,000.00	465,000.00	6,265,000.00	1	15	Y	3	Y	13	

RFA 2017-108 - Recommendations

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Comment	SAL Request	EI Request	Total SAL Request (SAL + EI)	County Award Tally	Total Points	Proximity Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number	
Small County Applications(s)																	
2018-0265	Springhill Apartments (currently known as Madison Heights Apartments)	Madison	S	James J. Kerr, Jr	AMCS Development, LLC; SCG Development Partners, LLC	A/R	F	3,064,400.00	251,600.00	3,316,000.00	1	15	Y	5	Y	14	
Medium County Applications(s)																	
2018-0358S	Hibiscus Apartments	Lee	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDG Hibiscus Apartments Developers, LLC	NC	F	5,125,000.00	510,800.00	5,635,800.00	1	15	Y	4	Y	17	
2018-0298S	Lofts on Lemon	Sarasota	M	Joseph J Chambers	Gardner Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	NC	F	2,700,000.00	423,400.00	3,123,400.00	1	15	Y	4	Y	23	
2018-0198S	Choctaw Village	Okaloosa	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	F	2,500,000.00	396,300.00	2,896,300.00	1	15	Y	5	Y	22	
2018-0175	Venetian Walk II	Sarasota	M	Richard Higgins	Norstar Development USA, LP; Venetian Walk Developers, LLC	NC	F	2,250,000.00	464,200.00	2,754,200.00	2	15	Y	4	Y	33	
Large County Applications(s)																	
2018-0246S	Woodland Grove	Miami-Dade	L	Lewis Swezy	Lewis Swezy; RS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	4	15	Y	1	Y	31	
2018-0258S	Water's Edge Apartments	Miami-Dade	L	Mara S Miodas	Comessone Group Partners, LLC	NC	F	3,000,000.00	600,000.00	3,600,000.00	5	15	Y	1	Y	36	
2018-0398S*	Chadelle Village	Miami-Dade	L	Samuel F. Diller	Urban Habit Housing Association, Inc.; Stone Soup Development, Inc.	NC	F	3,600,000.00	600,000.00	4,200,000.00	6	15	Y	4	Y	3	

*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., 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

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Day Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-0165S	Liberty Square Phase Two	Miami-Dade	L	Alberto Millo, Jr.	Liberty Square Phase Two Developer, LLC	Redev	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	23.87%	1	Y	38
2018-0175	Venetian Walk II	Sarasota	M	Richard Higgins	Nostar Development USA, LP; Venetian Walk Developments, LLC	NC	F	2,290,000.00	464,200.00	2,754,200.00	Y	15	Y	Y	87.16%	4	Y	33
2018-0198S	Choctaw Village	Okechobee	M	John D Page	Southern Development, Inc. a VA corporation doing business in FL as Blue Sky Communities III, LLC; TB	A/R	F	2,500,000.00	396,300.00	2,896,300.00	Y	15	Y	Y	169.16%	5	Y	22
2018-0215	Avery Commons	Escambia	M	Shawn Wilson	Affordable Housing, Inc	NC	E, Non-ALF	5,000,000.00	600,000.00	5,600,000.00	Y	15	Y	Y	81.13%	4	Y	5
2018-0238S	Sierra Bay	Miami-Dade	L	Mara S. Mades	Comarzone Group Partners, LLC	NC	E, Non-ALF	4,400,000.00	600,000.00	5,000,000.00	Y	15	Y	Y	31.50%	1	Y	37
2018-0245	Palmetto Pointe	Pinellas	L	John D Page	Southport Development, Inc. a VA corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,400,000.00	483,500.00	5,883,500.00	Y	10	Y	Y	84.97%	4	Y	29
2018-0259S	Water's Edge Apartments	Miami-Dade	L	Mara S Mades	Comarzone Group Partners, LLC	NC	F	3,000,000.00	600,000.00	3,600,000.00	Y	15	Y	Y	28.03%	1	Y	36
2018-0265	Spinghill Apartments (currently known as Madison Heights Apartments)	Madison	S	James J. Kerr, Jr	AMCS Development, LLC; SCG Development Partners, LLC	A/R	F	3,064,400.00	251,600.00	3,316,000.00	Y	15	Y	Y	114.88%	5	Y	14
2018-0275	Grove Manor Phase I	Polk	M	Darren Smith	Pantheon Development Group, LLC; LWHA Development, LLC	NC	F	6,000,000.00	334,600.00	6,334,600.00	Y	15	Y	Y	71.50%	3	Y	8
2018-0289S	Hogan Creek	Duval	L	Joseph J Chambers	Jacksonville Redevelopment Partners, LLC; Jax Urban Initiatives Development, LLC	A/R	E, Non-ALF	4,778,796.00	600,000.00	5,378,796.00	Y	15	Y	Y	26.58%	1	Y	34
2018-0298S	Lefts on Lemon	Sarasota	M	Joseph J Chambers	Gardner Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	NC	F	2,700,000.00	423,400.00	3,123,400.00	Y	15	Y	Y	83.70%	4	Y	23
2018-0308S	Brises del Rio Apartments	Miami-Dade	L	Alberto Millo, Jr.	Brises del Rio Apartments Developer, LLC	NC	E, Non-ALF	4,346,770.00	600,000.00	4,946,770.00	Y	15	Y	Y	34.50%	2	Y	1
2018-0328S	Providence Reserve Seniors	Polk	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDG Providence Reserve Seniors Developer, LLC	NC	E, Non-ALF	6,000,000.00	429,600.00	6,429,600.00	Y	15	Y	Y	52.46%	2	Y	27
2018-0338S**	Chadelle Village	Miami-Dade	L	Samael F. Diller	Little Haiti Housing Association, Inc.; Stone Soup Development, Inc.	NC	F	3,600,000.00	600,000.00	4,200,000.00	Y	15	Y	Y	78.77%	4	Y	3
2018-0358S	Hibiscus Apartments	Lee	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDG Hibiscus Apartments Developer, LLC	NC	F	5,125,000.00	510,800.00	5,635,800.00	Y	15	Y	Y	75.83%	4	Y	17
2018-0368S	Lake Gibson Commons	Polk	M	Shawn Wilson	Blue Sky Communities III, LLC; TB Affordable Housing, Inc	NC	E, Non-ALF	3,400,000.00	245,800.00	3,645,800.00	Y	15	Y	Y	111.41%	5	Y	12

RFA 2017-108 – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	EI1 Request	Total SAIL Request (SAIL + EI1)	Eligible For Funding?	Total Points	Priority Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-03885	Royal Arms Garden Apartments	Bay	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	F	4,600,000.00	483,200.00	5,083,200.00	Y	15	Y	Y	96.46%	5	Y	25
2018-0395	The Waves	Duval	L	Fred McKinnis	Jax Urban Initiatives Development, LLC, TYC Development, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	38.67%	2	Y	16
2018-04085	Pembroke Tower Apartments	Broward	L	Scott C Seebinger	Southport Development Services, Inc.	A/R	E, Non-ALF	3,200,000.00	600,000.00	3,800,000.00	Y	15	Y	Y	53.51%	3	Y	32
2018-04135	Parish Oaks	Manatee	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,000,000.00	600,000.00	6,600,000.00	Y	15	Y	Y	48.83%	2	Y	11
2018-04285	Luna Lake	Pasco	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	5,600,000.00	465,000.00	6,065,000.00	Y	15	Y	Y	56.73%	3	Y	13
2018-04385	The Villages Apartments, Phase II	Miami-Dade	L	Talmadge W Fair	New Urban Development, LLC	NC	E, Non-ALF	5,000,000.00	600,000.00	5,600,000.00	Y	15	Y	Y	59.30%	3	Y	18
2018-04485	Woodland Grove	Miami-Dade	L	Lewis Swezy	Cornerstone Group Partners, LLC	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	22.79%	1	Y	31
2018-04685	Manatee Commons	Miami-Dade	M	Shawn Wilson	Blue Sky Communities III, LLC, TB	NC	E, Non-ALF	4,200,000.00	541,000.00	4,741,000.00	Y	15	Y	Y	95.71%	5	Y	15
2018-04785	Northside Transit Village II	Miami-Dade	L	Kenneth Naylor	Affordable Housing, Inc	NC	E, Non-ALF	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	46.52%	2	Y	19
2018-04885	Herbour Strifings	Miami-Dade	L	Lewis Swezy	Lewis Swezy, RS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	22.79%	1	Y	7
2018-05085	Osprey Pointe	Pasco	M	Matthew A Rieger	HTS Osprey Pointe Developer, LLC	NC	F	5,000,000.00	556,900.00	5,556,900.00	Y	15	Y	Y	57.88%	3	Y	24
2018-05185	Northside Transit Village III	Miami-Dade	L	Kenneth Naylor	APC Northside Property III Development, LLC	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	46.32%	2	Y	30

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	EI1 Request	Total SAIL Request (SAIL + EI1)	Eligible For Funding?	Total Points	Priority Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-01585	WRDG T4 Oasis at Renaissance Preserve	Hillsborough	L	Jerome Ryans	WRDG T4 Developer, LLC	NC	F	6,197,332.00	600,000.00	6,797,332.00	N	15	Y	Y	34.50%		Y	20
2018-0185	Weldon Street MF	Lee	M	Egbert L.J. Perry	Integral Development, LLC; Housing for Urban Communities, LLC	NC	ALF	6,000,000.00	546,700.00	6,546,700.00	N	15	Y	Y	41.28%		Y	95
2018-0205	Cathedral Townhouse	Bradford	S	Louie A Lange III	Commonwealth Development Corporation	NC	F	3,953,333.00	479,500.00	4,432,833.00	N	15	Y	Y	76.24%		Y	4
2018-02285	Brihas del Este Apartments	Duval	L	Shawn Wilson	Cathedral Townhouse Redevelopment Associates, LLC	A/R	E, Non-ALF	5,000,000.00	600,000.00	5,600,000.00	N	15	Y	Y	36.11%		Y	21
2018-03185	Courtside Apartments, Phase II	Miami-Dade	L	Albano Mito, Jr.	Brihas del Este Apartments Developer, LLC	NC	F	4,639,425.00	600,000.00	5,239,425.00	N	15	Y	Y	34.50%		Y	9
2018-03485	Mary Bethune Highrise	Hillsborough	L	Jerome Ryans	WRDG Mary Bethune Developer, LLC	A/R	E, Non-ALF	3,700,000.00	600,000.00	4,300,000.00	N	15	Y	Y	43.67%		Y	2
2018-03785								750,000.00	600,000.00	1,350,000.00	N	15	Y	Y	5.83%		Y	6

RFA 2017-108 – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	EIJ Request	Total SAIL Request (SAIL + EIJ)	Eligible For Funding?	Total Points	Priority Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-045BS	Anderson Terrace Apartments	Orange	L	Matthew A. Rieger	HTG Anderson Terrace Developer, LLC	NC	F	6,800,000.00	600,000.00	7,400,000.00	N	15	Y	Y	39.87%		Y	10
2018-049BS	Rosemary Cove Pine Grove Apartments	Miami-Dade	L	Aaron M. Gomstein	Preservation of Affordable Housing LLC	NC	E, Non-ALE	3,500,000.00	600,000.00	4,100,000.00	N	15	Y	Y	73.13%		Y	28
2018-052S		Duval	L	Kristin M Miller	The Richman Group of Florida, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	N	15	Y	Y	35.05%		Y	26

*EIJ Amount was reduced during scoring.
 **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 to adopt the scoring results above.

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