

**STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

THE VILLAGE MIAMI PHASE II, LTD.,

Petitioner,

FHFC Case No. 2017-093BP

FHFC RFA No. 2017-108

Appl. No. 2018-043BS

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

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

Petitioner, THE VILLAGE MIAMI PHASE II, LTD. (“Village” or “Petitioner”), by and through its undersigned counsel and pursuant to sections 120.57(1) and (3), Florida Statutes, and Florida Administrative Code Chapters 28-110, 67-48 and 67-60, as well as the terms of Florida Housing Finance Corporation’s (“FHFC” or “Respondent”) Request for Applications 2017-108 at Section Six, hereby files its Formal Written Protest and Petition for a Formal Administrative Hearing to contest both the proposed award of funding as well as the eligibility, scoring and ranking determinations of FHFC with regard to RFA 2017-108 as set forth herein. In support of this Formal Protest and Petition, Petitioner states as follows:

Parties

1. The agency affected by this Protest and Petition is Florida Housing Finance Corporation located at 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

2. Petitioner, The Village Miami Phase II, Ltd., is a Florida limited partnership whose business address is 8500 NW 25th Avenue, Miami, Florida 33147. For purposes of this proceeding the address of Petitioner is that of its undersigned counsel.

3. Petitioner submitted Application No. 2018-043BS in response to RFA 2017-108 seeking an award of funding pursuant to the State Apartment Incentive Loan (“SAIL”) Program to assist with the development and construction of a 120-unit apartment complex in Miami-Dade County, Florida that will be housing to primarily serve elderly low-income persons.

Notice

4. FHFC issued RFA 2017-108 on August 31, 2017. It was modified several times and the final RFA was issued October 3, 2017.

5. Applications in response to this RFA were due to be filed on or before October 12, 2017.

6. FHFC received thirty-eight applications in response to this RFA.

7. Petitioner timely filed its application number 2018-043BS requesting an allocation of \$5,600,000 in SAIL and Extremely Low Income (“ELI”) funding for its proposed 120-unit affordable housing complex. Petitioner’s application satisfied all of the required elements of the RFA and is eligible for a funding award.

8. Petitioner received notice of the FHFC preliminary determination of which applications were either eligible or ineligible for funding, see Exhibit A, as well as which applications were preliminarily selected for funding, see Exhibit B. These notices, published on two spreadsheets, were published on the FHFC website on December 8, 2017 at 3:40 p.m.

9. On December 13, 2017, Petitioner timely filed its Notice of Intent to Protest. See Exhibit C.

10. This Formal Written Protest and Petition are timely filed in accordance with section 120.57(3), Florida Statutes, and Florida Administrative Code Rules 28-110.004 and 67-60.009.

Background

11. FHFC is a public corporation created in section 420.504, Florida Statutes, organized to provide and promote the public welfare by administering the governmental function of financing or refinancing housing and related facilities in Florida. FHFC's statutory authority is set forth in Chapter 420, Part V, Florida Statutes.

12. One of the programs administered by FHFC is the SAIL program. Section 420.5087, Florida Statutes, provides, in pertinent part:

State Apartment Incentive Loan Program.—There is hereby created the State Apartment Incentive Loan Program for the purpose of providing first, second, or other subordinated mortgage loans or loan guarantees to sponsors, including for-profit, nonprofit, and public entities, to provide housing affordable to very-low-income persons.

(1) Program funds shall be made available through a competitive solicitation process in a manner that meets the need and demand for very-low-income housing throughout the state

§ 420.5087, Fla. Stat.

13. Pursuant to Florida Administrative Code Chapter 67-60 and, more specifically, Rule 67-60.001, FHFC has established procedures to administer the competitive solicitation process for the SAIL program.

RFA 2017-108

14. The SAIL funding offered under this RFA is for multifamily housing for families and elderly. As summarized in the RFA:

This Request for Applications (RFA) is open to Applicants proposing the development of affordable, multifamily housing for Families and the Elderly utilizing State Apartment Incentive Loan (SAIL) funding in conjunction with (i) Tax-Exempt Bond financing (i.e., Corporation-issued Multifamily Mortgage Revenue Bonds (MMRB) or Non-Corporation-issued Tax-Exempt Bonds obtained through a Public Housing Authority (established under

Chapter 421, F.S.), a County Housing Finance Authority (established pursuant to Section 159.604, F.S.), or a Local Government), (ii) Non-Competitive Housing Credits (HC), and, if applicable, (iii) National Housing Trust Fund (NHTF).

A. SAIL

Florida Housing Finance Corporation (the Corporation) expects to offer an estimated \$87,320,000, comprised of a part of the Family and Elderly Demographic portion of the SAIL funding appropriated by the 2016 Florida Legislature. The amounts listed in 1 below include ELI Loan funding to cover the units that must be set aside for Extremely Low Income (ELI) Households, including the commitment for a portion of ELI Set-Aside units as Link Units for Persons with Special Needs, as further outlined in Sections Four A.6.d. of the RFA.

1. Demographic Categories

- a. \$24,570,000 of Elderly funding for proposed Developments with the Elderly Demographic Commitment (ALF and Non-ALF), and
- b. \$62,750,000 of Family funding for proposed Developments with the Family Demographic Commitment.

2. County Geographic Categories

The following information is based on the most recent statewide low-income rental housing market study.

County Geographic Category	Amount of Funding Allocated to Each County Geographic Category
Large Counties	\$46,279,600
Medium Counties	\$32,308,400
Small Counties	\$8,732,000

RFA at p. 2.

15. This RFA provides that FHFC’s review committee members independently evaluate and score their assigned portions of the submitted applications based on various mandatory and scored items. Failure to meet a mandatory item renders an application ineligible.

16. The maximum total points that could be received for this RFA is 15 points.

17. The RFA listed FHFC’s funding goals as follows:

Funding Goals

The Corporation has a goal to fund the following Applications:

- 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

For purposes of the funding selection, Applications with the Development Category of New Construction, Redevelopment, with or without Acquisition, will qualify as New Construction Applications and Applications with the Demographic Commitment of Elderly (ALF or Non-ALF) will qualify as Elderly Applications.

RFA at p. 69

18. The RFA goes on to describe how the applications will be sorted as follows:

Funding Selection Process

a. Application Sorting Order

All eligible Applications will be ranked by sorting the Applications from the highest scoring Application to the lowest scoring Application, with any scores that are tied separated as follows:

(1) 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;

(2) 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;

(3) 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;

(4) Next, by the Application's 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;

(5) Finally, by lottery number, with Applications that have a lower lottery number listed above Applications with a higher lottery number.

RFA at pp. 69-70.

19. The RFA then continues by defining the funding selection order. Due to the length of that section, a copy of pages 70-72 of this RFA is attached as Exhibit D.

Substantial Interests Affected

20. Petitioner's substantial interests are being determined in this proceeding because Petitioner is an applicant for funding pursuant to this RFA. Based on the funding goals, application sorting order and funding selection order, if the competing applications are deemed ineligible or otherwise not selected for funding, then Petitioner's application would be approved for funding.

21. As set forth further below, (i) application number 2018-044BS for Woodland Grove; (ii) application number 2018-048BS for Harbour Springs, and (iii) application number 2018-033BS for Citadelle Village; (iv) application number 2018-016BS for Liberty Square Phase Two; and (v) application number 2018-042BS for Luna Lake are not eligible and should not be selected for funding.

Woodland Grove

22. Application number 2018-044BS is by Woodland Grove Apartments, LLC d/b/a Woodland Grove proposed to be developed by Lewis Swezy and RS Development Corp for a 190-unit complex in Miami-Dade County, Florida.

23. This RFA includes a requirement that the property on which the proposed developments are located to be identified in several different ways. One of those is by including a “Development Location Point” (“DLP”) which is a precise latitude and longitude point. Specifically, the RFA provides:

d. Latitude/Longitude Coordinates

(1) All Applicants must provide a Development Location Point stated in decimal degrees, rounded to at least the sixth decimal place. If the proposed Development consists of Scattered Sites, the Development Location Point must affirmatively be established on the site with the most units as of the Application Deadline, as required for a Scattered Site Development as outlined in Rule Chapter 67-48.002(33), F.A.C., and latitude and longitude coordinates for each Scattered Site must also be provided.

(2) If the proposed Development consists of Scattered Sites, for each Scattered Site the Applicant must provide the latitude and longitude coordinates of one point located anywhere on the Scattered Site. The coordinates must be stated in decimal degrees and rounded to at least the sixth decimal place.

RFA at p. 19.

24. Designating the correct DLP serves at least two important functions. First, it is one of the required “Eligibility Items” in the RFP. Failure to satisfy the DLP requirement renders an application ineligible for funding.

25. In addition, the way that applications qualify for points is, in part, based on the proximity of the DLP to certain services such as transit (i.e. public bus and rail stops) and community services (i.e. grocery store, public school, medical facility, pharmacy).

26. Woodland Grove, in its application, listed the following latitude and longitude points for its project:

Latitude: 25.518647, Longitude: 80.418583.

Ex. E (Woodland Grove App. at p. 4).

27. This DLP is not located in Miami-Dade County. It is not on the North American continent or even in the western hemisphere. Rather, the DLP provided by Woodland Grove is located in the country of India. (Longitudinal coordinates for points located in Florida consist of a negative coordinate number.) See Exhibit F.

28. As such, the Woodland Grove application does not satisfy the requirements for eligibility. Therefore, the application should have been deemed ineligible. And even if it did, it would not qualify for the proximity points and would not have been selected for funding.

29. The RFA also requires applicants to demonstrate the availability of water and sewer for the entire proposed development at the time of the application deadline.

Availability of Water. The Applicant must demonstrate that as of the Application Deadline water is available to the entire proposed Development site by providing as Attachment 12 to Exhibit A:

* * *

(b) A letter from the water service provider that is Development-specific and dated within 12 months of the Application Deadline. The letter may not be signed by the Applicant, by any related parties of the Applicant, by any Principals or Financial Beneficiaries of the Applicant, or by any local elected officials.

RFA at p. 36.

Availability of Sewer. The Applicant must demonstrate that as of the Application Deadline sewer capacity, package treatment or septic tank service is available to the entire proposed Development site by providing as Attachment 13 to Exhibit A:

* * *

(b) A letter from the waste treatment service provider that is Development-specific and dated within 12 months of the Application Deadline. The letter may not be signed by the

Applicant, by any related parties of the Applicant, by any Principals or Financial Beneficiaries of the Applicant, or by any local elected officials.

RFA at p. 36.

30. Woodland Grove submitted a water and sewer letter from Miami-Dade County, but the letter does not represent that the requisite water and sewer services are available. Instead, the letter affirmatively indicates that the services were not available when the application was submitted.

Facilities [i.e. water and sewer] necessary to serve the developer's property are currently being designed and/or constructed by parties other than the County, pursuant to Miami-Dade County Water and Sewer Agreement ID# 22900. The developer understands that the County cannot and does not represent, warrant, or guarantee that said facilities will be completed, conveyed, or placed into service by any particular date

Exhibit G (Woodland Grove App. Ex. at pp. 33-34).

31. Therefore, Woodland Grove's application failed to satisfy the requirements of the RFA and should have been deemed ineligible.

32. Woodland Grove was also awarded points for a commitment of local government funding from Miami-Dade County.

33. In order to obtain these points, Woodland Grove was required to submit a properly completed and executed Local Government Verification of Contribution Form.

b. Applicants Not Eligible for Automatic Points

(1) In order for Applicants of proposed Developments located in Miami-Dade County, regardless of Development Category, to receive the maximum of five (5) points, the Applicant must provide evidence of at least \$1 million in Local Government committed funding (i.e. grants and/or loans) that is effective as of the Application Deadline and is in effect at least through June 30, 2018

* * *

c. Evidence of the Local Government Contribution for the RFA
As evidence of the Local Government contribution, the Applicant must provide the properly completed and executed Local Government Verification of Contribution Form(s) (Form Rev. 08-16) as Attachment 15 to Exhibit A

RFA at p. 47.

34. Woodland Grove submitted the aforementioned verification form from Miami-Dade County, but the form was not properly executed as required by the RFA. The verification form was signed by a Russell Benford on behalf of Mayor Carlos Gimenez. See Exhibit H (Woodland Grove App. Ex. at 41). However, the verification form is not accompanied by any letter or other authority evidencing Russell Benford's authority to execute documents on behalf of the mayor or the county.

35. Therefore, the verification form is invalid, and the corresponding points should not have been awarded to Woodland Grove's application.

36. For these reasons, application number 2018-044BS should be deemed ineligible and/or should not be selected for funding.

Harbour Springs

37. Application number 2018-048BS is by Harbour Springs LLC d/b/a Harbour Springs proposed to be developed by Lewis Swezy and RS Development Corp for a 190-unit complex in Miami-Dade County, Florida.

38. The application filed by Harbour Springs suffers from the same defects as the application filed by Woodland Grove.

39. Harbour Springs, in its application, listed the following latitude and longitude points for its project:

Latitude: 25.519139, Longitude: 80.418325.

Exhibit I (Harbour Springs App. at p. 4).

40. This DLP is not located in Miami-Dade County. It is not on the North American continent or even in the western hemisphere. Instead, the DLP provided by Harbour Springs is located in the country of India. (Longitudinal coordinates for points located in Florida consist of a negative coordinate number.) See Exhibit J.

41. As such, the Harbour Springs' application does not satisfy the requirements for eligibility. Therefore, it should have been deemed ineligible. And even if it did, it would not qualify for the proximity points and would not have been selected for funding.

42. Furthermore, Harbour Springs submitted a water and sewer letter from Miami-Dade County purporting to demonstrate the availability of water and sewer services to its entire development as required by the RFA. However, like the letter submitted by Woodland Grove, the letter submitted by Harbour Springs actually demonstrates that water and sewer services were not available.

Facilities necessary to serve the developer's property are currently being designed and/or constructed by parties other than the County, pursuant to Miami-Dade County Water and Sewer Agreement ID# 22900. The developer understands that the County cannot and does not represent, warrant, or guarantee that said facilities will be completed, conveyed, or placed into service by any particular date

Exhibit K (Harbour Springs App. Ex. at pp. 33-34).

43. In addition to the same defects as the Woodland Grove application, Harbour Springs' application provided an invalid address for the proposed development site. The application identifies the development site as follows:

NE corner of SW 267 Street and 142 Ave. Miami-Dade, Fl 33032.

Exhibit I (Harbour Springs App. at p. 4).

44. This location does not exist.

45. Therefore, Woodland Grove's application failed to satisfy the requirements of the RFA and should have been deemed ineligible.

46. Finally, Harbour Springs was awarded points for a commitment of local government funding from Miami-Dade County. Like Woodland Grove, Harbour Springs submitted the Local Government Verification of Contribution Form but the form was not properly executed. A Russell Benford signed on behalf of Mayor Carlos Gimenez but is not accompanied by any documentation that Russell Benford was authorized to execute official documents on behalf of the mayor of the county. See Exhibit L (Harbour Springs App. Ex. at p. 41).

47. Therefore, the verification form is invalid, and the corresponding points should not have been awarded to Harbour Springs' application.

48. For these reasons, application number 2018-048BS should be deemed ineligible and/or should not be selected for funding.

Woodland Grove & Harbour Springs

49. Further, Woodland Grove and Harbour Springs are effectively the same development or a multiphase development that has been bifurcated to avoid the funding limitations of the RFA for a single development.

50. These proposed developments are to be developed by the same developers (Lewis Swezy and RS Development Corp), at the same location (NE corner of SW 268 Street and 142 Ave, Miami-Dade, Fl 33032), and managed by the same management company (Centennial Management Corp). The proposed developments are both 190-unit, new concrete construction

garden apartments for low-income families and request the same funding. See Exhibit E (Woodland Grove App.); Exhibit I (Harbour Springs App.).

51. The RFA limits requests for SAIL funding to \$7 million per development and ELI loans to \$600,000. See RFA at pp.51-52.

52. Woodland Grove and Harbour Springs each request \$7 million in SAIL funding, \$600,000 in the form of an ELI loan, and \$1.8 million in non-competitive housing credits to avoid the aforementioned limits under the guise of proposing two separate developments. See Exhibit E (Woodland Grove App. at p. 11); Exhibit I (Harbour Springs App. at p. 11).

53. If proposed as single development, the amounts requested would far exceed the RFA's limitations and render the application ineligible. Alternatively, if the developments are parts of a multiphase development, the applications were improperly completed. Woodland Grove and Harbour Springs both represent that they are the first phase of a multiphase development. See Exhibit E (Woodland Grove App. at p. 11); Exhibit I (Harbour Springs App. at p. 11). They cannot both be phase one, and one needed to apply as the subsequent phase of the proposed multiphase development.

54. For these additional reasons, application number 2018-044BS and application number 2018-048BS should be deemed ineligible and/or should not be selected for funding.

Citadelle Village

55. Application number 2018-033BS is by Citadelle Village, LLC d/b/a Citadelle Village proposed to be developed by Little Haiti Housing Association, Inc. and Stone Soup Development, Inc. for a 96-unit complex in Miami-Dade County, Florida.

56. Citadelle Village was awarded points for a commitment of local government funding from Miami-Dade County.

57. In order to obtain these points, Citadelle Village was required to submit a properly completed and executed Local Government Verification of Contribution Form.

58. Citadelle Village submitted the aforementioned verification form from Miami-Dade County, but, the same as discussed regarding Woodland Grove and Harbour Springs, the form was not properly executed as required by the RFA. The verification form was signed by a Russell Benford on behalf of Mayor Carlos Gimenez. See Exhibit M (Citadelle Village App. Ex. at pp. 82-83). However, the verification form is not accompanied by any letter or other authority evidencing Russell Benford's authority to execute documents on behalf of the mayor or the county.

59. Therefore, the verification form is invalid, and the corresponding points should not have been awarded to Citadelle Village's application.

60. For these reasons, application number 2018-033BS should be deemed ineligible and/or not be selected for funding.

Liberty Square

61. Application number 2018-016BS is by Liberty Square Phase Two, LLC d/b/a Liberty Square Phase Two ("Liberty Square") proposed to be developed by Liberty Square Phase Two Developer, LLC for a 204-unit complex in Miami-Dade County, Florida.

62. As discussed regarding applications filed by Woodland Grove and Harbour Springs, the RFA requires applicants to demonstrate the availability of water and sewer services to the proposed development at the time of the application deadline.

63. "The Application Deadline [was] 11:00 a.m., Eastern Time, on October 12, 2017." RFA at p. 4.

64. Liberty Square submitted a water and sewer letter from Miami-Dade County with its application, but the letter and the representations made therein were no longer in effect as of the application deadline.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter [September 5, 2017]. Nothing contained in this letter provides the developer with any vested rights to receive water and/or sewer service.

Exhibit N (Liberty Square App. Ex. at pp. 66-67, 69-70).

65. Therefore, Liberty Square failed to meet a threshold eligibility requirement to demonstrate that water and sewer services were available as of the October 13, 2017, application deadline.

66. For these reasons, application number 2018-016BS should be deemed ineligible and/or should not be selected for funding.

Luna Lake

67. Application number 2018-042BS is by SP Lake, LLC d/b/a Luna Lake proposed to be developed by Southport Development, Inc. d/b/a Southport Development Services, Inc. for a 100-unit complex in Pasco County, Florida.

68. Luna Lake's proposed development would be committed to serving elderly low-income persons. See Exhibit O (Luna Lake App. at p. 1).

69. However, Luna Lake was preliminarily selected for funding dedicated by the RFA to serving low-income families. See Exhibit B.

70. For this reason, application number 2018-042BS should be deemed ineligible and/or should not be selected for funding.

Disputed Issues Of Material Fact And Law

71. Disputed issues of material fact and law exist and entitle Petitioner to a formal administrative hearing pursuant to section 120.57, Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:

- a. Whether the proposed award of funding for Woodland Grove is contrary to this RFA;
- b. Whether the proposed award of funding for Woodland Grove is contrary to competition;
- c. Whether the proposed award of funding for Woodland Grove is clearly erroneous;
- d. Whether the proposed award of funding for Woodland Grove is arbitrary or capricious;
- e. Whether the Development Location Point provided by Woodland Grove in its application satisfies the requirements of the RFA (and specifically whether the DLP is located within the boundaries of the proposed development site);
- f. Whether Woodland Grove demonstrated its readiness to proceed in its application (and specifically the availability of water and sewer services as of the application deadline);
- g. Whether Woodland Grove exceeds the funding limitations of the RFA;
- h. Whether the application improperly designated Woodland Grove as the first phase of a multiphase development;
- i. Whether the Woodland Grove application is eligible for funding;

- j. Whether the Woodland Grove application was erroneously awarded points (including but not limited to points for proximity of services or for local government funding) and selected for funding based on that award;
- k. Whether the proposed award of funding for Harbour Springs is contrary to this RFA;
- l. Whether the proposed award of funding for Harbour Springs is contrary to competition;
- m. Whether the proposed award of funding for Harbour Springs is clearly erroneous;
- n. Whether the proposed award of funding for Harbour Springs is arbitrary or capricious;
- o. Whether the Development Location Point provided by Harbour Springs in its application satisfies the requirements of the RFA (and specifically whether it is located within the boundaries of the proposed development site);
- p. Whether Harbour Springs demonstrated its readiness to proceed in its application (and specifically the availability of water and sewer services as of the application deadline);
- q. Whether Harbour Springs exceeds the funding limitations of the RFA;
- r. Whether the application improperly designated Harbour Springs as the first phase of a multiphase development;
- s. Whether the Harbour Springs application is eligible for funding;

- t. Whether the Harbour Springs application was erroneously awarded points (including but not limited to points for proximity of services or for local government funding) and selected for funding based on that award;
- u. Whether the proposed award of funding for Citadelle Village is contrary to this RFA;
- v. Whether the proposed award of funding for Citadelle Village is contrary to competition;
- w. Whether the proposed award of funding for Citadelle Village is clearly erroneous;
- x. Whether the proposed award of funding for Citadelle Village is arbitrary or capricious;
- y. Whether the Citadelle Village application is eligible for funding;
- z. Whether the Citadelle Village application was erroneously awarded points (including but not limited to points for local government funding) and selected for funding based on that award;
- aa. Whether the proposed award of funding for Liberty Square is contrary to this RFA;
- bb. Whether the proposed award of funding for Liberty Square is contrary to competition;
- cc. Whether the proposed award of funding for Liberty Square is clearly erroneous;
- dd. Whether the proposed award of funding for Liberty Square is arbitrary or capricious;

- ee. Whether Liberty Square demonstrated its readiness to proceed in its application (and specifically the availability of water and sewer services as of the application deadline);
- ff. Whether the Liberty Square application is eligible for funding;
- gg. Whether the proposed award of funding for Luna Lake is contrary to this RFA;
- hh. Whether the proposed award of funding for Luna Lake is contrary to competition;
- ii. Whether the proposed award of funding for Luna Lake is clearly erroneous;
- jj. Whether the proposed award of funding for Luna Lake is arbitrary or capricious;
- kk. Whether the Luna Lake application was improperly selected for funding;
- ll. Whether Petitioner's application should be selected for funding.
- mm. Such other issues as may be revealed during the protest process.

Concise Statement Of Ultimate Fact And Law, Including The Specific Facts Warranting Reversal Of The Agency's Intended Award

72. Petitioner participated in the RFA process in order to compete for an award of SAIL funds based upon the delineated scoring and ranking criteria. For the reasons set forth above, the applications by Woodland Grove, Harbour Springs, Citadelle Village, Liberty Square and Luna Lake should have been deemed ineligible for funding.

73. Unless the score and ranking is corrected and the preliminary allocation revised, Petitioner will be wrongfully excluded from funding and the applications by Woodland Grove, Harbour Springs, Citadelle Village, Liberty Square and Luna Lake may be awarded SAIL funds contrary to the provisions of the RFA and FHFC's governing statutes and rules.

74. A correct application of the eligibility, scoring and ranking criteria will result in an award of funding to Petitioner.

Statutes And Rules That Entitle Petitioner To Relief

75. The statutes and rules that entitle Petitioner to relief are found in sections 120.569, 120. 57, Chapter 420, Part V, Florida Statutes, and Florida Administrative Code Chapters 28-110, 67-48 and 67-60.

Reservation Of Right To Amend

76. Petitioner reserves the right to amend this Petition as this matter proceeds.

Demand For Relief

WHEREFORE, The Village Miami Phase II, Ltd. respectfully requests:

- A. An opportunity to resolve this protest by mutual agreement as set forth in section 120.57(3), Florida Statutes.
- B. If this protest cannot be resolved by mutual agreement, that this matter be referred to the Florida Division of Administrative Hearings for assignment to an Administrative Law Judge for a formal hearing to be conducted pursuant to section 120.57(1) and (30), Florida Statutes.
- C. That the ALJ issue a Recommended Order determining that the applications by Woodland Grove, Harbour Springs, Citadelle Village, Liberty Square and Luna Lake be deemed ineligible or otherwise not selected for funding pursuant to RFP 2017-108.
- D. That the ALJ issue a Recommended Order recommending that the application by Petitioner be selected for funding pursuant to RFP 2017-108.

- E. That a Final Order be issued by FHFC determining that the applications by Woodland Grove, Harbour Springs, Citadelle Village, Liberty Square and Luna Lake be deemed ineligible or otherwise not selected for funding pursuant to RFP 2017-108.
- F. That a Final Order be issued by FHFC selecting Petitioner's application for funding pursuant to RFP 2017-108.
- G. That Petitioner be granted such other and further relief as is deemed just and proper.

Respectfully submitted this 22nd day of December, 2017.



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Attorneys for Petitioner
The Village Miami Phase II, Ltd.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of the foregoing Formal Written Protest and Petition for Formal Administrative Hearing has been filed by e-mail with the Corporation Clerk (CorporationClerk@floridahousing.org), Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329, and a copy via Hand Delivery to the following this 22nd day of December, 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

EXHIBIT

A

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	EI Request	Total SAIL Request (SAIL + 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 Milo, 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
2018-017S	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	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-ALF	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	Miara S. Mades	Cornerstone 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
2018-024S	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	Miara 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-ALF	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	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
2018-030BS	Brisas del Rio Apartments	Miami-Dade	L	Alberto Milo, Jr.	Brisas 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
2018-032BS	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	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.; 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
2018-036BS	Lake Gibson Commons	Polk	M	Shawn Wilson	Blue Sky Communities III, LLC; TB Affordable Housing, Inc	NC	E, Non-ALF	3,400,000.00	245,600.00	3,645,600.00	Y	15	Y	Y	111.41%	5	Y	12

EXHIBIT A

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	EI Request	Total SAIL Request (SAIL + EI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-038BS	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
2018-039S	The Waves	Duval	L	Fred McKinnies	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
2018-040BS	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
2018-041BS	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	Y	15	Y	Y	48.83%	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	Y	15	Y	Y	58.73%	3	Y	13
2018-043BS	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
2018-044BS	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
2018-046BS*	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
2018-047BS	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	46.62%	2	Y	19
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	Y	15	Y	Y	22.79%	1	Y	7
2018-050BS	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
2018-051BS	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

2018-015BS	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
2018-018S	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
2018-020S	Weldon Street MF	Bradford	S	Louie A Lange III	Commonwealth Development Corporation	NC	F	3,933,333.00	479,500.00	4,412,833.00	N	15	Y	Y	76.34%		Y	4
2018-022BS	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
2018-031BS	Brisas del Este Apartments	Miami-Dade	L	Alberto Milo, Jr.	Brisas 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
2018-034BS	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
2018-037BS	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	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
2018-0458S	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	Miami-Dade	L	Aaron M. Gornstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	3,500,000.00	600,000.00	4,100,000.00	N	15	Y	Y	73.13%		Y	28
2018-052S	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

*ELI 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.

EXHIBIT

B

RFA 2017-108 – Recommendations

SAIL Funding Balance Available	3,888,830.00
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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	Miara S. Mades	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
2018-030BS	Brisas del Rio Apartments	Miami-Dade	L	Alberto Millo, 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 McKinnies	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

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	ELI Request	Total SAIL Request (SAIL + ELI)	County Award Tally	Total Points	Proximity Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
Small County Application(s)																
2018-026S	Springhill Apartments (currently known as Madison Heights Apartments)	Madison	S	James J. Kerr, Jr	AMVC 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)																
2018-035BS	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
2018-029BS	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
2018-019BS	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	1	15	Y	5	Y	22
2018-017S	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)																
2018-044BS	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
2018-025BS	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	5	15	Y	1	Y	36
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	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.

EXHIBIT

C

AUSLEY MCMULLEN

ATTORNEYS AND COUNSELORS AT LAW

123 SOUTH CALHOUN STREET
P.O. BOX 391 (ZIP 32302)
TALLAHASSEE, FLORIDA 32301
(850)224-9115 FAX (850)222-7560
Direct Dial for Michael Glazer- (850)425-5474
mglazer@ausley.com

December 13, 2017

VIA HAND DELIVERY AND EMAIL TO:
CorporationClerk@floridahousing.org

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

RE: RFA 2017-108 SAIL Financing of Affordable Multifamily Housing
Developments to be Used In Conjunction With Tax-Exempt Bond Financing And
Non-Competitive Housing Credits
Notice of Protest by The Village Miami Phase II, Ltd.
Applicant for Application No. 2018-043BS

Dear Corporation Clerk:

This law firm represents The Village Miami Phase II, Ltd. Pursuant to section 120.57(3), Florida Statutes and Florida Administrative Code Rules 28-110.003 and 67-60.009(2), The Village Miami Phase II, Ltd., the applicant for Application No. 2018-043BS in RFA 2017-108, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting the proposed awards of funding (Att. A) and proposed scoring, eligibility and ineligibility determinations (Att. B) in RFA 2017-108 as approved by the Board of Florida Housing Finance Corporation on Friday, December 8, 2017. These spreadsheets were posted on the Corporation's website on Friday, December 8, 2017 at 3:40 p.m. This Notice of Protest is timely filed within 72 hours of said posting (excluding Saturdays and Sundays).

The Village Miami Phase II, Ltd. will file its formal written protest within the time required by Section 120.57(3), Florida Statutes.

Sincerely,


Michael J. Glazer

EXHIBIT C

RFA 2017-108 – Recommendations

SAIL Funding Balance Available	3,888,830.00
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NHTF Funding will be 100% allocated in accordance with Exhibit H

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Two Elderly Large County New Construction Applications

2018-023BS	Sierra Bay	Miami-Dade	L	Miara S. Mades	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
2018-030BS	Brisas del Rio Apartments	Miami-Dade	L	Alberto Millo, 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

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2018-039S	The Waves	Duval	L	Fred McKinnies	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

RFA 2017-108 – Recommendations

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2018-029BS	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
2018-019BS	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	1	15	Y	5	Y	22
2018-017S	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)																
2018-044BS	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
2018-025BS	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	5	15	Y	1	Y	36
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	6	15	Y	4	Y	3

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2018-016BS	Liberty Square Phase Two	Miami-Dade	L	Alberto Milo, 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
2018-017S	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	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-ALF	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	Miara S. Mades	Cornerstone 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
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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-ALF	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	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
2018-030BS	Brisas del Rio Apartments	Miami-Dade	L	Alberto Milo, Jr.	Brisas 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
2018-032BS	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	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.; 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
2018-036BS	Lake Gibson Commons	Polk	M	Shawn Wilson	Blue Sky Communities III, LLC; TB Affordable Housing, Inc	NC	E, Non-ALF	3,400,000.00	245,600.00	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	EI Request	Total SAIL Request (SAIL + EI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-038BS	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
2018-039S	The Waves	Duval	L	Fred McKinnies	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
2018-040BS	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
2018-041BS	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	Y	15	Y	Y	48.83%	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	Y	15	Y	Y	58.73%	3	Y	13
2018-043BS	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
2018-044BS	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
2018-046BS*	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
2018-047BS	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	46.62%	2	Y	19
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	Y	15	Y	Y	22.79%	1	Y	7
2018-050BS	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
2018-051BS	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

2018-015BS	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
2018-018S	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
2018-020S	Weldon Street MF	Bradford	S	Louie A Lange III	Commonwealth Development Corporation	NC	F	3,933,333.00	479,500.00	4,412,833.00	N	15	Y	Y	76.34%		Y	4
2018-022BS	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
2018-031BS	Brisas del Este Apartments	Miami-Dade	L	Alberto Milo, Jr.	Brisas 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
2018-034BS	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
2018-037BS	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	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
2018-0458S	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	Miami-Dade	L	Aaron M. Gornstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	3,500,000.00	600,000.00	4,100,000.00	N	15	Y	Y	73.13%		Y	28
2018-052S	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

*ELI 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.

EXHIBIT

D

- (5) Finally, by lottery number, with Applications that have a lower lottery number listed above Applications with a higher lottery number.

b. Funding Tests

Applications will only be selected for funding if there is enough SAIL funding available in both the applicable SAIL Geographic Category (SAIL Geographic Funding Test) and the SAIL Demographic Category (SAIL Demographic Funding Test) to fund the Applicant's Total SAIL Request Amount (i.e., the Applicant's Eligible SAIL Request Amount plus the Applicant's Eligible ELI Loan Request Amount).

For purposes of the Funding Tests, SAIL Geographic Funding Test refers to the availability of SAIL funding for Large County, Medium County, and Small County Applications to fully fund the Applicant's Total SAIL Request Amount and SAIL Demographic Funding Test refers to the funding available for Elderly Applications (i.e., Applications with the Demographic of Elderly (ALF or Non-ALF) and Family Applications (i.e., Applications with the Demographic of Family) to fully fund the Applicant's Total SAIL Request Amount. The funding available in each SAIL Geographic Category and SAIL Demographic Category is outlined in 1. above. SAIL funds tentatively awarded to an Application will be deducted from the funds available within the applicable SAIL Geographic Category and the applicable SAIL Demographic Category. An Application will only be selected for funding if both the SAIL Geographic Funding Test and the SAIL Demographic Funding Test (the Funding Tests) are met.

c. 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's 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 above other eligible unfunded Applications with a higher County Award Tally that also meet the applicable Funding Tests, even if the Applications with a higher County Award Tally are higher ranked.

d. Funding Selection Order

- (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 Commitment 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 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.

- (2) Family or Elderly (ALF or Non-ALF) Small County Applications

The highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Small County Applications, regardless of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Small County Applications can meet both of the Funding Tests, the remaining Small County Geographic funding will be allocated to the Medium County Geographic Category and to the Large County Geographic Category on a pro-rata basis based on the geographic distribution adjusted to meet the requirements of Section 420.5087, F.S.

- (3) Family or Elderly (ALF or Non-ALF) Medium County Applications

The highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Medium County Applications, regardless of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Medium County Applications can meet both of the Funding Tests, the remaining Medium County Geographic funding will be allocated to the Large County Geographic Category.

- (4) Family or Elderly (ALF or Non-ALF) Large County Applications

- (a) The highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Large County Applications, regardless of Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and County Award Tally.

- (b) If funding remains and no eligible unfunded Large County Applications can meet the Funding Tests, then no further Applications will be selected for funding and the remaining funding will be distributed as approved by the Board.

5. Returned Funding

EXHIBIT

E

Reflects 10-3-17 Modification

Exhibit A 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

1. Submission Requirement

Provide the Applicant Certification and Acknowledgement, executed by the Authorized Principal Representative, as **Attachment 1**.

2. Demographic Commitment

- a. Family
- b. Elderly ALF
- c. Elderly Non-ALF

3. Contact Person, Applicant, Developer, and Management Company

a. Contact Person

- (1) Authorized Principal Representative contact information (required)

First Name: Lewis

Middle Initial: Click here to enter text.

Last Name: Swezy

Street Address: 7735 NW 146 Street, Suite 306

City: Miami Lakes

State: FL

Zip: 33016

Telephone: 305-821-0330

Facsimile: 305-821-0402

E-Mail Address: lswezy@centennialmgt.com

Relationship to Applicant: Member of Manager of Applicant

- (2) Operational Contact Person information (optional)

First Name: Paul

Middle Initial: Click here to enter text.

Last Name: Bilton

Street Address: 7735 NW 146 Street, Suite 306

City: Miami Lakes

State: FL

Zip: 33016

Telephone: 786-399-4210

Facsimile: 305-821-0402

E-Mail Address: pbilton@centennialmgt.com

Relationship to Applicant: Employee

b. Applicant

(1) Name of Applicant:

Woodland Grove Apartments LLC

(2) Provide the required documentation to demonstrate that the Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline as **Attachment 2**.

(3) Non-Profit Applicant qualifications

Does the Applicant or the General Partner or managing member of the Applicant meet the definition of Non-Profit as set forth in Rule Chapter 67-48, F.A.C. or Rule Chapter 67-21, F.A.C.?

Yes

No

If "Yes", provide the required information for the Non-Profit entity as **Attachment 3**.

c. General Developer Information

(1) Name of each Developer (including all co-Developers):

Lewis Swezy

RS Development Corp

[Click here to enter text.](#)

(2) For each Developer entity listed in question (1) above (that is not a natural person), provide, as **Attachment 4**, the required documentation demonstrating that the Developer is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.

(3) General Development Experience (5 Points)

To be eligible for funding and be awarded five (5) points, for each experienced Developer entity, provide, as **Attachment 4**, the required prior experience chart for at least one (1) experienced natural person Principal of that entity.

d. Principals Disclosure for the Applicant and for each Developer (5 points)

(1) Eligibility Requirement

To meet the submission requirements, the Applicant must upload the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 08-16)

("Principals Disclosure Form") with the Application and Development Cost Pro Forma, as outlined in Section Three of the RFA.

(2) Point Item

Applicants will receive 5 points if the uploaded Principal Disclosure Form was stamped "Approved" during the Advance Review Process provided (a) it is still correct as of Application Deadline, and (b) it was approved for the type of funding being requested (i.e., Housing Credits or Non-Housing Credits).

e. General Management Company Information

(1) Name of the Management Company:

Centennial Management Corp

(2) Provide, as **Attachment 5**, the required prior experience chart for the Management Company or a principal of the Management Company reflecting the required information.

4. General Proposed Development Information

a. Name of the proposed Development:

Woodland Grove

b. Development Category/Rental Assistance (RA) Level

(1) Select the Development Category:

- New Construction
- Rehabilitation*
- Acquisition and Rehabilitation*
- Redevelopment
- Acquisition and Redevelopment

*For purposes of SAIL funding, Rehabilitation includes Substantial Rehabilitation.

(2) The Development Category requirements are outlined in Section Four.

(3) Rental Assistance (RA) Level

If applicable, the Corporation will calculate the Rental Assistance (RA Level) based on the Development Category Qualification Letter provided as **Attachment 6** and using the criteria described in Section Four.

c. Select the Development Type

- Garden Apartments
- Townhouses
- Mid-Rise, 4-stories
- Mid-Rise, 5 to 6-stories
- High Rise

d. Concrete Construction Qualifications

Does the proposed Development meet the requirements to be considered Concrete Construction as outlined in Section Four A.4.d. of the RFA?

- Yes No

5. Location of proposed Development

a. County: Miami-Dade

b. Address of Development Site:

NE corner of SW 268 Street and 142 Ave, Miami-Dade, Fl 33032

c. Does the proposed Development consist of Scattered Sites?

- Yes No

d. Latitude and Longitude Coordinates

(1) Development Location Point

Latitude in decimal degrees, rounded to at least the sixth decimal place
25.518647

Longitude in decimal degrees, rounded to at least the sixth decimal place
80.418583

- (2) If the proposed Development consists of Scattered Sites, identify the latitude and longitude coordinate for each site, rounded to at least the sixth decimal place:

[Click here to enter text.](#)

e. Proximity

- (1) PHA Proximity Point Boost

Does the proposed Development qualify for the PHA Proximity Point Boost?

Yes No

If "Yes", provide the required letter as **Attachment 7**.

- (2) Transit Services

Applicants may select Private Transportation or provide the location information and distance for one (1) of the remaining four (4) Transit Services on which to base the Application's Transit Score.

- (a) Does the Applicant commit to provide Private Transportation?

Yes No N/A

- (b) Other Transit Services

Service	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile) *
Public Bus Stop	Latitude Coordinates	Longitude Coordinates	Distance
Public Bus Transfer Stop	Latitude Coordinates	Longitude Coordinates	Distance
Public Bus Rapid Transit Stop	25.521328	80.426178	0.51
SunRail Station, MetroRail Station, or TriRail Station	Latitude Coordinates	Longitude Coordinates	Distance

*Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6,

Reflects 10-3-17 Modification

F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

(3) Community Services

Service	Name and Address of Service	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile):*
Grocery Store	<u>Diaz Supermarket</u> <u>13501 SW 268 Street,</u> <u>Miami-Dade, Fl 33032</u>	<u>25.518431</u>	<u>80.411336</u>	<u>0.45</u>
Medical Facility	<u>Community Health Center of South Florida</u> <u>13805 SW 264 St, Miami-Dade, Fl 33032</u>	<u>25.522106</u>	<u>80.415339</u>	<u>0.31</u>
Pharmacy	<u>Address of Service</u>	<u>Latitude coordinates</u>	<u>Longitude coordinates</u>	<u>Distance</u>
Public School	<u>Leisure City Elementary School</u> <u>14950 SW 288 Street,</u> <u>Miami-Dade, Fl 33033</u>	<u>25.499231</u>	<u>80.434214</u>	<u>1.66</u>

*Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

f. Mandatory Distance Requirement

Does the propose Development meet the Mandatory Distance Requirement automatically?

Yes No

If "No", does the proposed Development and any Development(s) on the List have one or more of the same Financial Beneficiaries and meet at least one (1) of the following criteria: (i) they are contiguous or divided by a street, and/or (ii) they are divided by a prior phase of the proposed Development?

Yes No N/A

If "Yes", identify the specific Development(s) on the List to disregard:

[Click here to enter text.](#)

The Corporation will determine whether the Mandatory Distance Requirements are met using the criteria described in Section Four.

g. Limited Development Area (LDA)

The Corporation will determine whether the proposed Development qualifies as an LDA Development, and, if applicable, whether the LDA Requirements are met using the criteria described in Section Four.

6. Units

a. Total number of units in the proposed Development: 190

b. Select the applicable item below:

- (1) Proposed Development consists of 100% rehabilitation units
- (2) Proposed Development consists of 100% new construction units
- (3) Proposed Development consists of a combination of new construction units and rehabilitation units. State the quantity of each type:

[Click here to enter text.](#) new construction units

[Click here to enter text.](#) rehabilitation units

c. The Applicant must indicate which of the following applies to the Development site as of the Application Deadline:

- (1) Existing units are currently occupied
- (2) Existing units are not currently occupied
- (3) There are no existing units

d. Set-Aside Commitments

(1) Select one (1) of the following minimum set-aside commitments:

- 20% of units at 50% Area Median Income (AMI) or lower
- 40% of units at 60% AMI or lower

(2) Set-Aside Commitments per Corporation Requirements

The Corporation has additional minimum set-aside requirements beyond those required by Section 42 of the IRC which are stated in Section Four, and must be reflected on the Total Set-Aside Breakdown Chart.

(3) Total Set-Aside Breakdown Chart

Total Set-Aside Breakdown Chart - Percentage of Residential Units			
Commitment for SAIL	Commitment for MMRB (if requesting MMRB)	Commitment for Non-Competitive HC	AMI Level
Enter Number %	Enter Number%	Enter Number%	At or Below 25%
<u>10</u> %	Enter Number %	Enter Number %	At or Below 28%
Enter Number %	Enter Number %	Enter Number %	At or Below 30%
Enter Number %	Enter Number %	Enter Number %	At or Below 33%
Enter Number %	Enter Number %	Enter Number %	At or Below 35%
Enter Number %	Enter Number %	Enter Number %	At or Below 40%
Enter Number %	Enter Number %	Enter Number %	At or Below 45%
Enter Number %	Enter Number %	Enter Number %	At or Below 50%
<u>90</u> %	<u>100</u> %	<u>100</u> %	At or Below 60%
Total Set-Aside Percentage	<u>100</u> %	<u>100</u> %	<u>100</u> %

e. Unit Mix Chart

Number of Bedrooms per Unit	Number of Baths per Unit	Number of Units per Bedroom Type	Number of Units that are ELI Set-Aside Units
<u>1</u>	<u>1</u>	<u>6</u>	<u>1</u>
<u>2</u>	<u>2</u>	<u>114</u>	<u>11</u>
<u>3</u>	<u>2</u>	<u>58</u>	<u>6</u>
<u>4</u>	<u>2</u>	<u>12</u>	<u>1</u>
Enter Number	Enter Number	Enter Number	Enter Number
Enter Number	Enter Number	Enter Number	Enter Number

7. Readiness to Proceed

a. Site Control

Provide the required documentation to demonstrate site control as **Attachment 8**.

b. Ability to Proceed documents

- (1) Provide the required documentation to demonstrate the status of site plan or plat approval as **Attachment 9**.
- (2) Provide the required documentation to demonstrate zoning as **Attachment 10**.
- (3) There is no **Attachment 11** requirement for this RFA.

- (4) Provide the required documentation to demonstrate availability of water as **Attachment 12.**
- (5) Provide the required documentation to demonstrate availability of sewer as **Attachment 13.**
- (6) Provide the required documentation to demonstrate availability of roads as **Attachment 14.**

8. Construction Features

- a. Federal requirements and State Building Code requirements for all Developments are outlined in Section Four.
- b. General feature requirements for all Developments are outlined in Section Four.
- c. Accessibility feature requirements for all Developments are outlined in Section Four.
- d. Green Building Features
 - (1) Green Building feature requirements for all Developments are outlined in Section Four.
 - (2) All Applicants must select enough of the following Green Building Features so that the total point value of the features selected equals at least 10, in addition to committing to the required Construction Features listed in Section Four.
 - Programmable thermostat in each unit (2 points)
 - Humidistat in each unit (2 points)
 - Water Sense certified dual flush toilets in all bathrooms (2 points)
 - Light colored concrete pavement instead of or on top of asphalt to reduce the heat-island effect (2 points)
 - Energy Star certified roof coating (2 points) *
 - Energy Star certified roofing materials (metal, shingles, thermoplastic polyolefin (TPO), or tiles) (3 points) *
 - Eco-friendly cabinets – no added urea formaldehyde and material must be certified by the Forest Stewardship Council, the Environmental Stewardship Program, or a certification program endorsed by the Programme for the Endorsement of Forest Certification (3 points)
 - Eco-Friendly flooring for entire unit – Carpet and Rug Institute Green Label certified carpet and pad, FloorScore certified flooring, bamboo, cork, 80% recycled content tile, and/or natural linoleum (3 points)
 - High Efficiency HVAC with SEER of at least 16 (2 points) **
 - Energy efficient windows in each unit (3 points)

- For all Development Types except Mid-Rise and High Rise: Energy Star rating for all windows in each unit;
- For Development Type of Mid-Rise and High Rise:
 - U-Factor of 0.50 or less and a SHHGC of 0.25 or less where the fenestration is fixed; and
 - U-Factor of 0.65 or less and a SHHGC of 0.25 or less where the fenestration is operable (i.e., the window opens)
- Florida Yards and Neighborhoods certification on all landscaping (2 points)
- Install daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings (2 points)

*The Applicant may choose only one option related to Energy Star certified roofing.

**Applicants who choose high efficiency HVACs must meet the standards listed here, which exceed the minimum Green Building Features required of all Developments Section Four A.8 of the RFA.

9. Resident Programs

- a. Applicants that select the Family Demographic must commit to provide at least three (3) of the following resident programs:

- After School Program for Children
- Literacy Training
- Employment Assistance Program
- Family Support Coordinator
- Financial Management Program
- Homeownership Opportunity Program

- b. Developments serving the Elderly (ALF or Non-ALF) Demographic

- (1) Required Resident Programs for all Applicants that select the Elderly Demographic (ALF or Non-ALF) are outlined in Section Four.
- (2) Additional required Resident Programs for all Applicants who select the Elderly ALF Demographic Commitment are outlined in Section Four.
- (3) Applicants that select the Elderly (ALF or Non-ALF) Demographic must commit to at least three (3) of the following resident programs, in addition to the required resident programs stated in Section Four:

- Literacy Training
- Computer Training
- Daily Activities
- Assistance with Light Housekeeping, Grocery Shopping and/or Laundry

Resident Assurance Check-In Program

10. Local Government Contributions

With the exception of Applicants of proposed Developments located in Miami-Dade County, if the Applicant selected the Development Category of Rehabilitation, with or without Acquisition, the Application will automatically receive maximum points.

If the Applicant has a proposed Development located in Miami-Dade County or if the Applicant selected the Development Category of New Construction or Redevelopment, with or without Acquisition (i.e., the Application is not eligible for automatic points), has a Local Government committed to provide a contribution to the proposed Development?

Yes No

If "Yes", in order to be considered for points for this section of the RFA, the Applicant must provide the applicable Local Government Verification of Contribution form(s) as **Attachment 15** as outlined in Section Four, 10. of the RFA.

11. Funding

a. Corporation Funding

(1) Total SAIL Request Amount

(a) SAIL Request Amount: 7,000,000

(b) ELI Loan Request Amount: 600,000

(2) Non-Competitive Housing Credits

(a) Housing Credit Request Amount (annual amount): \$ 1,847,162

(b) Is the proposed Development the first phase of a multiphase Development?

Yes No

(c) Basis Boost Qualifications

(i) Is the proposed Development a subsequent phase of a multiphase Development and eligible for the basis boost?

Yes No

If "Yes", state the Corporation-assigned Application Number for the Development where the first phase was declared: [Click here to enter text.](#)

(ii) Are any buildings in the proposed Development located in a SADDA?

Yes No

If "Yes", provide the SADDA ZCTA Number(s):

33032

The Applicant should separate multiple DDA ZCTA Numbers by a comma.

(iii) Is the proposed Development located in a non-metropolitan DDA?

Yes No

(iv) Is the proposed Development located in a QCT?

Yes No

If "Yes", indicate the QCT Number: 108.02 and provide the required letter from the local planning office or census bureau as **Attachment 16**.

(d) The HC equity proposal must be provided as **Attachment 17**.

(3) Corporation-Issued MMRB Loan Request Amount (if applicable): \$ 27,500,000

If the Applicant intends to utilize County HFA-issued Tax-Exempt Bonds for the proposed Development, provide the required documentation as **Attachment 18**.

(4) NHTF will be awarded as outlined in Section Five and Exhibit H.

(5) Other Corporation Funding

(a) If a PLP loan has been awarded for this Development, provide the following information:

Corporation File #	Amount of Funding
Click here to enter text	\$ Click here to enter text

(b) If any other Corporation funds will be incorporated as a source of financing for the proposed Development, provide the information in the chart below:

Corporation Program	Corporation File No.	Amount of Funding
SAIL	Enter file No.	\$ Enter file No.
HOME-Rental	Enter file No.	\$ Enter file No.
MMRB	Enter file No.	\$ Enter file No.
EHCL	Enter file No.	\$ Enter file No.

b. Non-Corporation Funding

The Applicant must attach all funding proposals executed by the lender(s) or by any other source. Insert the documentation for each source as a separate attachment to Exhibit A, beginning with **Attachment 19**, and continuing with sequentially numbered attachments for each additional funding source.

c. Development Cost Pro Forma

To meet the submission requirements, the Applicant must upload the Development Cost Pro Forma with the Application and Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 08-16) ("Principals Disclosure Form"), as outlined in Section Three of the RFA.

d. Per Unit Construction Funding Preference

Does the proposed Development qualify for the Per Unit Construction Funding Preference?

Yes

No

B. Addenda

The Applicant may use the space below to provide any additional information or explanatory addendum for items in the Application. Please specify the particular item to which the additional information or explanatory addendum applies.

[Click here to enter text.](#)

RFA 2017-108 DEVELOPMENT COST PRO FORMA

- NOTES:
- (1) Developer fee may not exceed the limits established in Rule Chapter 67-48, F.A.C., or this RFA Any portion of the fee that has been deferred must be included in Total Development Cost.
 - (2) Because Housing Credit equity proceeds are being used as a source of financing, complete Columns 1 and 2. The various FHFC Program fees should be estimated and included in column 2 for at least the Housing Credit and SAIL Programs, along with the MMRB Program, if applicable.
 - (3) General Contractor's fee is limited to 14% of actual construction cost (for Application purposes, this is represented by A1.1. Column 3), rounded down to nearest dollar. The General Contractor's fee must be disclosed. The General Contractor's fee includes General Conditions, Overhead, and Profit.
 - (4) For Application purposes, the maximum hard cost contingency allowed cannot exceed 5% of the amount provided in column 3 for A1.3. TOTAL ACTUAL CONSTRUCTION COSTS for Developments where 50 percent or more of the units are new construction. Otherwise the maximum is 15%. The maximum soft cost contingency allowed cannot exceed 5% of the amount provided in column 3 for A2.1 TOTAL GENERAL DEVELOPMENT COST. Limitations on these contingency line items post-Application are provided in Rule Chapter 67-48, F.A.C.
 - (5) Operating Deficit Reserves (ODR) of any kind are not to be included in C. DEVELOPMENT COST and cannot be used in determining the maximum Developer fee. In addition, an ODR is not permitted in this Application at all. If one has been included, it will be removed by the scorer, reducing total costs. However, one may be included during the credit underwriting process where it will be sized. The final cost certification may include an ODR, but it cannot exceed the amount sized during credit underwriting.
 - (6) Although the Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Detail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during credit underwriting, such costs are subject to the Total Development Cost Per Unit Limitation as provided in the RFA, as well as the other cost limitations provided in Rule Chapter 67-48, F.A.C., as applicable.

USE THE DETAIL/EXPLANATION SHEET FOR EXPLANATION OF * ITEMS. IF ADDITIONAL SPACE IS REQUIRED, ENTER THE INFORMATION ON THE ADDENDA LOCATED AT THE END OF THE APPLICATION.

What was the Development Category of the Proposed Development: New Construction (w/ or w/o Acquisition)
 Indicate the number of total units in the proposed Development: 190 Units

	1 HC ELIGIBLE COSTS	2 HC INELIGIBLE COSTS	3 TOTAL COSTS
DEVELOPMENT COSTS			
<i>Actual Construction Costs</i>			
Accessory Buildings	_____	_____	_____
Demolition	_____	_____	_____
New Rental Units	26,316,265.00	_____	26,316,265.00
*Off-Site Work (explain in detail)	_____	_____	_____
Recreational Amenities	_____	_____	_____
Rehab of Existing Common Areas	_____	_____	_____
Rehab of Existing Rental Units	_____	_____	_____
Site Work	1,646,226.00	250,000.00	1,896,226.00
*Other (explain in detail)	_____	_____	_____
A1.1. Actual Construction Cost	\$ 27,962,491.00	\$ 250,000.00	\$ 28,212,491.00
A1.2. General Contractor Fee <small>See Note (3)</small> (Max. 14% of A1.1., column 3)	\$ 3,914,748.00	\$ 35,000.00	\$ 3,949,748.00
A1.3. TOTAL ACTUAL CONSTRUCTION COSTS	\$ 31,877,239.00	\$ 285,000.00	\$ 32,162,239.00
A1.4. HARD COST CONTINGENCY <small>See Note (4)</small>	\$ 1,608,111.00	\$ -	\$ 1,608,111.00

RFA 2017-108 DEVELOPMENT COST PRO FORMA

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	1 HC ELIGIBLE COSTS	2 HC INELIGIBLE COSTS	3 TOTAL COSTS
<i>General Development Costs</i>			
Accounting Fees	20,000.00	5,000.00	25,000.00
Appraisal	10,000.00		10,000.00
Architect's Fee - Site/Building Design	333,582.00		333,582.00
Architect's Fee - Supervision	262,687.00		262,687.00
Builder's Risk Insurance	202,239.00		202,239.00
Building Permit	248,507.00		248,507.00
Brokerage Fees - Land/Buildings		0.00	0.00
Capital Needs Assessment		8,000.00	8,000.00
Engineering Fees	170,149.00		170,149.00
Environmental Report	7,500.00		7,500.00
FHFC Administrative Fee ^{See Note (2)}		70,896.00	70,896.00
FHFC Application Fee ^{See Note (2)}		3,000.00	3,000.00
FHFC Compliance Fee ^{See Note (2)}		170,149.00	170,149.00
FHFC Credit Underwriting Fees ^{See Note (2)}		17,000.00	17,000.00
Green Building Certification/ HERS Inspection Costs	25,000.00		25,000.00
*Impact Fees (list in detail)	324,583.00		324,583.00
Inspection Fees	30,000.00		30,000.00
Insurance	150,000.00		150,000.00
Legal Fees	84,434.00	175,000.00	259,434.00
Market Study	10,000.00		10,000.00
Marketing/Advertising		50,000.00	50,000.00
Property Taxes	56,716.00		56,716.00
Soil Test Report	42,537.00		42,537.00
Survey	35,448.00		35,448.00
Title Insurance & Recording Fees	198,507.00		198,507.00
Utility Connection Fee	276,867.00		276,867.00
*Other (explain in detail)	0.00	0.00	
A2.1. TOTAL GENERAL DEVELOPMENT COST	\$ 2,488,756.00	\$ 499,045.00	\$ 2,987,801.00
A2.2. SOFT COST CONTINGENCY ^{See Note (4)}	\$ 0.00	\$ 149,389.00	\$ 149,389.00

RFA 2017-108 DEVELOPMENT COST PRO FORMA

(Page 3 of 7)

	1 HC ELIGIBLE COSTS	2 HC INELIGIBLE COSTS	3 TOTAL COSTS
<i>Financial Costs</i>			
Construction Loan Origination/ Commitment Fee(s)	275,000.00		275,000.00
Construction Loan Credit Enhancement Fee(s)			
Construction Loan Interest	1,162,188.00		1,162,188.00
Non-Permanent Loan(s) Closing Costs			
Permanent Loan Origination/ Commitment Fee(s)		162,400.00	162,400.00
Permanent Loan Credit Enhancement Fee(s)			
Permanent Loan Closing Costs		242,750.00	242,750.00
Bridge Loan Origination/ Commitment Fee(s)			
Bridge Loan Interest			
*Other (explain in detail)		92,500.00	92,500.00
A3. TOTAL FINANCIAL COSTS	\$ 1,437,188.00	\$ 497,650.00	\$ 1,934,838.00
<i>ACQUISITION COST OF EXISTING DEVELOPMENT (excluding land)</i>			
Existing Building(s)			
*Other (explain in detail)			
B. TOTAL ACQUISITION COSTS OF EXISTING DEVELOPMENT (excluding land)	\$	\$	\$
C. DEVELOPMENT COST (A1.3+A1.4+A2.1+A2.2+A3+B)	\$ 37,411,294.00	\$ 1,431,084.00	\$ 38,842,378.00
<i>Developer Fee See Note (1)</i>			
Developer Fee on Acquisition Costs			
Developer Fee on Non-Acquisition Costs	6,991,627.00		6,991,627.00
D. TOTAL DEVELOPER FEE	\$ 6,991,627.00	\$	\$ 6,991,627.00
E. OPERATING DEFICIT RESERVES See Note (5)			
F. TOTAL LAND COST		\$ 3,800,000.00	\$ 3,800,000.00
G. TOTAL DEVELOPMENT COST See Note (6) (C+D+E+F)	\$ 44,402,921.00	\$ 5,231,084.00	\$ 49,634,005.00

RFA 2017-108 DEVELOPMENT COST PRO FORMA

Detail/Explanation Sheet

Totals must agree with Pro Forma. Provide component descriptions and amounts for each item that has been completed on the Pro Forma that requires a detailed list or explanation.

DEVELOPMENT COSTS

Actual Construction Cost

(as listed at Item A1.)

Off-Site Work:

Other:

General Development Costs

(as listed at Item A2.)

Impact Fees: School impact fees and administrative fees.

Other:

Financial Costs

(as listed at Item A3.)

Other: Cost related to subordinate financing

Acquisition Cost of Existing Developments

(as listed at Item B2.)

Other:

NOTES: Neither brokerage fees nor syndication fees can be included in eligible basis. Consulting fees, if any, and any financial or other guarantees required for the financing must be paid out of the Developer fee. Consulting fees include, but are not limited to, payments for Application consultants, construction management or supervision consultants, or local government consultants.

RFA 2017-108 DEVELOPMENT COST PRO FORMA

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CONSTRUCTION/REHAB ANALYSIS

	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$ <u>49,634,005.00</u>	
B. Construction Funding Sources:		
1. SAIL Loan Request Amount	\$ <u>7,000,000.00</u>	
2. ELI Loan Request Amount	\$ <u>600,000.00</u>	
3. MMRB Request Amount	\$ <u>27,500,000.00</u>	
4. HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant.	\$ <u>7,387,907.00</u>	Attachment <u>17</u>
5. HC Equity Bridge Loan	\$ _____	Attachment _____
6. Non-MMRB Tax-Exempt Bond Financing	\$ _____	Attachment _____
7. Second Mortgage Financing	\$ _____	Attachment _____
8. Third Mortgage Financing	\$ _____	Attachment _____
9. Grants	\$ _____	Attachment _____
10. Other: <u>Local Gov't Contribution</u>	\$ <u>1,000,000.00</u>	Attachment <u>15</u>
11. Other: _____	\$ _____	Attachment _____
12. Deferred Developer Fee	\$ <u>6,900,000.00</u>	
13. Total Construction Sources	\$ <u>50,387,907.00</u>	
C. Construction Funding Surplus		
(B.13. Total Construction Sources, less A. Total Development Costs):	\$ <u>753,902.00</u>	(A negative number here represents a funding shortfall.)

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

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PERMANENT ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$ <u>49,634,005.00</u>	
B. Permanent Funding Sources:		
1. SAIL Loan Request Amount	\$ <u>7,000,000.00</u>	
2. ELI Loan Request Amount	\$ <u>600,000.00</u>	
3. MMRB Request Amount	\$ <u>16,240,000.00</u>	
4. HC Syndication/HC Equity Proceeds	\$ <u>18,469,768.00</u>	Attachment <u>17</u>
5. First Mortgage Financing	\$ _____	Attachment _____
6. Second Mortgage Financing	\$ _____	Attachment _____
7. Third Mortgage Financing	\$ _____	Attachment _____
8. Grants	\$ _____	Attachment _____
9. Other: <u>Local Gov't Contribution</u>	\$ <u>1,000,000.00</u>	Attachment <u>15</u>
10. Other: _____	\$ _____	Attachment _____
11. Deferred Developer Fee	\$ <u>6,900,000.00</u>	
12. Total Permanent Funding Sources	\$ <u>50,209,768.00</u>	
C. Permanent Funding Surplus		
(B.12. Total Permanent Funding Sources, less A. Total Development Costs):	\$ <u>575,763.00</u>	(A negative number here represents a funding shortfall.)

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

Principal Disclosures for Applicant

APPROVED for HOUSING CREDIT APPLICATION
FHFC Advance Review 10.9.17

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Liability Company

Provide the name of the Applicant Limited Liability Company:

Woodland Grove Apartments LLC

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Applicant</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	Non-Investor Member	Woodland Grove Apartments GP LLC	Limited Liability Company
2.	Manager	Woodland Grove Apartments GP LLC	Limited Liability Company
3.	Investor Member	Woodland Grove Apartments GP LLC	Limited Liability Company
4.	Investor Member	Swezy, Lewis	Natural Person

Second Principal Disclosure Level:

Woodland Grove Apartments LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Select the type of Principal being associated with the corresponding First Level Principal Entity

Select organizational structure of Second Level Principal identified

<u>Second Level Entity #</u>	<u>Select the type of Principal being associated with the corresponding First Level Principal Entity</u>	<u>Enter Name of Second Level Principal</u>	<u>Select organizational structure of Second Level Principal identified</u>
1. (Woodland Grove Apartments GI	1.A. Manager	Swezy, Lewis	Natural Person
2. (Woodland Grove Apartments GI	2.A. Manager	Swezy, Lewis	Natural Person
1. (Woodland Grove Apartments GI	1.B. Member	Swezy, Lewis	<Select an option>
2. (Woodland Grove Apartments GI	2.B. Member	Swezy, Lewis	<Select an option>

Principal Disclosures for the Developer

APPROVED for HOUSING CREDIT APPLICATION
FHFC Advance Review 10.9.17

How many Developers are part of this Application structure?
_____ 1 _____

Select the organizational structure for the Developer entity:
The Developer is a: For-Profit Corporation

Provide the name of the Developer For-Profit Corporation:
RS Development Corp

First Principal Disclosure Level: RS Development Corp

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	Shareholder	Swezy, Lewis	Natural Person
2.	Officer	Swezy, Lewis	Natural Person
3.	Director	Swezy, Lewis	Natural Person

EXHIBIT

F

Exhibit C

The coordinates in the application are located in India.

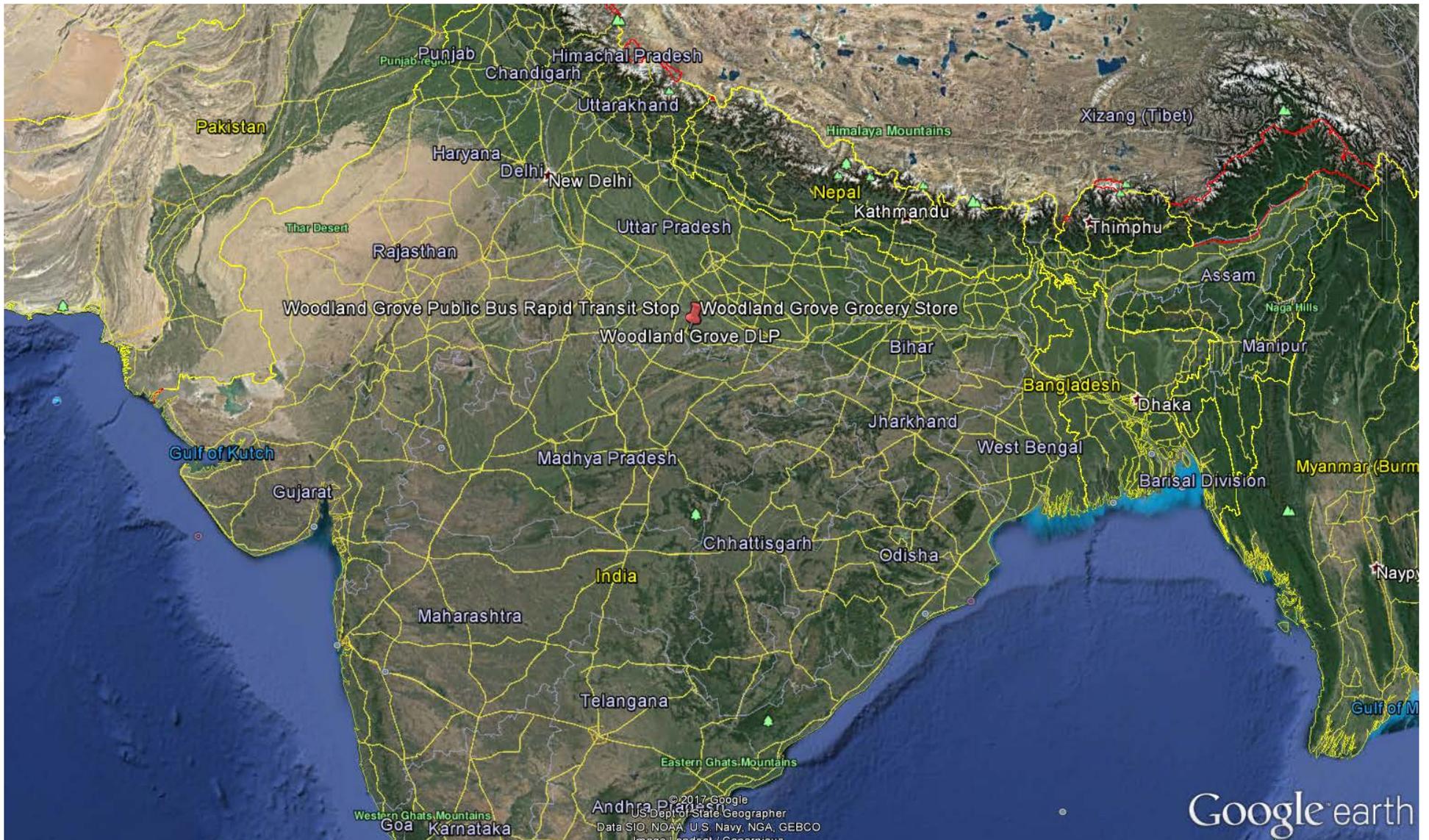


EXHIBIT G



Water and Sewer
PO Box 330316 • 3071 SW 38 Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

October 5, 2017

Tower Road Gardens, Inc.
7735 N.W. 146 Street, Suite 306
Miami Lakes, Florida 33015

Re: Water and Sewer Availability for (17-353001) for "Woodland Grove", construction and connection of 190 apartments, located in NE corner of S.W. 268 Street and S.W. 142 Avenue, Folios # 30-6934-000-0150 and -0061.

Ladies and Gentlemen:

This letter is in response to your inquiry regarding water and sewer availability to the above-referenced property for the construction of one hundred ninety (190) apartments.

The County owns and operates an existing eight (8) inch water main in S.W. 142 Avenue at S.W. 267 Street, to which the developer shall connect and install an eight (8) inch water main northerly in proposed S.W. 142 Avenue to proposed S.W. 266 Street, interconnecting to an existing six (6) inch water main at that location. Also, if S.W. 266 Street east of S.W. 142 Avenue is going to be dedicated, thence developer shall connect to the proposed eight (8) inch water main in proposed S.W. 142 Avenue at proposed S.W. 266 Street and extend an eight (8) inch water main easterly in proposed S.W. 266 Street to the northeast corner of the property, interconnecting to an existing six (6) inch water main at that location. If the Fire Department requires a fire hydrant, a fire line, and/or the developer requires service in S.W. 268 Street, thence the developer shall connect to the existing eight (8) inch water main in S.W. 268 Street at S.W. 142 Avenue and extend an eight (8) inch water main easterly in S.W. 268 Street as required to feed the hydrant, fire line, and/or provide service to the property, interconnecting to an existing six (6) inch water main at that location. Any public water main extension within the property shall be eight (8) inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. Proper interconnections shall be required at all intersections and with all adjacent lines.

The developer shall connect to an existing eight (8) inch gravity sewer manhole No. 157 (per Sewer Atlas V31-A) in S.W. 268 Street at S.W. 142 Avenue, and extend an eight (8) inch gravity sewer main at full depth in a public right-of-way or easement as required to provide service to the proposed development; AND/OR, if conveyed by the time this project is ready for construction, the developer shall connect to a proposed eight (8) inch gravity sewer main in proposed S.W. 142 Avenue at proposed S.W. 266 Street and extend an eight (8) inch gravity sewer main at full depth in a public right-of-way or easement as required to provide service to the proposed development.

The developer is responsible for obtaining access to the water and sewer systems, either by right-of-way dedication and/or easement. The County's obligations to provide water and sewer service is conditioned upon conveyance of easements to the County for water and sewer facilities to be installed on property that is not part of the developer's property. The easements must be conveyed to the County in accordance with a Developer Agreement with the Department. Furthermore, it shall be the developer's sole responsibility to obtain and secure

conveyance of said easements to the County. The conveyance of aforesaid easements by the developer to the County is a precedent to any duty of the County to provide water and sewer service to the developer's property.

Facilities necessary to serve the developer's property are currently being designed and/or constructed by parties other than the County, pursuant to Miami-Dade County Water and Sewer Agreement ID# 22900. The developer understands that the County cannot and does not represent, warrant, or guarantee that said facilities will be completed, conveyed, or placed into service by any particular date, and further understands that the County shall be under no obligation to require said facilities be constructed by any particular date, nor shall the County be obligated to take or omit any action such that said facilities will be completed by any particular date.

Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

Please be advised that any right to connect the property to the County's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the county and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon the developer's request, we will be pleased to prepare an agreement for water and/or sewer request. The agreement will detail requirements for off-site and on-site facilities, if any, points of connection, connection charges, capacity reservation and all other terms and conditions necessary for service in accordance with the Department's rules and regulations.

If we can be of further assistance in this matter, please contact us.

Very truly yours,



Douglas Pile, Esq.
New Business Section

EXHIBIT

H

FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – LOAN FORM

Name of Development: Woodland Grove

Development Location: NE corner of SW 268 Street and SW 142 Ave, Miami-Dade, FL 33032

(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). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Miami-Dade, commits \$ 1,000,000.00 (which may be used as an FHFC Non-Corporation Funding Proposal in an Application for FHFC funding if it meets the required criteria) in the form of a reduced interest rate loan to the Applicant for its use solely for assisting the proposed Development referenced above.

The value of the contribution based on the difference between the face amount of the above-referenced loan and the net present value of its payment stream, inclusive of a reduced interest rate and the designated discount rate (as stated in the applicable RFA) is: \$ _____.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this loan must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature: _____

Russell Benford, Deputy Mayor

Carlos Gimenez

Print or Type Name

Mayor

Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If the Application is not eligible for automatic points, this contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is altered or retyped. The certification may be photocopied.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

EXHIBIT

I

Reflects 10-3-17 Modification

Exhibit A 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

1. Submission Requirement

Provide the Applicant Certification and Acknowledgement, executed by the Authorized Principal Representative, as **Attachment 1**.

2. Demographic Commitment

- a. Family
- b. Elderly ALF
- c. Elderly Non-ALF

3. Contact Person, Applicant, Developer, and Management Company

a. Contact Person

- (1) Authorized Principal Representative contact information (required)

First Name: Lewis
 Middle Initial: Click here to enter text.
 Last Name: Swezy
 Street Address: 7735 NW 146 Street, Suite 306
 City: Miami Lakes
 State: Fl
 Zip: 33016
 Telephone: 305-821-0330
 Facsimile: 305-821-0402
 E-Mail Address: lswezy@centennialmgt.com
 Relationship to Applicant: Member of Manager of Applicant

- (2) Operational Contact Person information (optional)

First Name: Paul
 Middle Initial: Click here to enter text.
 Last Name: Bilton
 Street Address: 7735 NW 146 Street, Suite 306
 City: Miami Lakes
 State: Fl
 Zip: 33016
 Telephone: 786-399-4210
 Facsimile: 305-821-0402
 E-Mail Address: pbilton@centennialmgt.com
 Relationship to Applicant: Employee

b. Applicant

(1) Name of Applicant:

Harbour Springs LLC

(2) Provide the required documentation to demonstrate that the Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline as **Attachment 2**.

(3) Non-Profit Applicant qualifications

Does the Applicant or the General Partner or managing member of the Applicant meet the definition of Non-Profit as set forth in Rule Chapter 67-48, F.A.C. or Rule Chapter 67-21, F.A.C.?

Yes

No

If "Yes", provide the required information for the Non-Profit entity as **Attachment 3**.

c. General Developer Information

(1) Name of each Developer (including all co-Developers):

Lewis Swezy

RS Development Corp

[Click here to enter text.](#)

(2) For each Developer entity listed in question (1) above (that is not a natural person), provide, as **Attachment 4**, the required documentation demonstrating that the Developer is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.

(3) General Development Experience (5 Points)

To be eligible for funding and be awarded five (5) points, for each experienced Developer entity, provide, as **Attachment 4**, the required prior experience chart for at least one (1) experienced natural person Principal of that entity.

d. Principals Disclosure for the Applicant and for each Developer (5 points)

(1) Eligibility Requirement

To meet the submission requirements, the Applicant must upload the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 08-16)

(“Principals Disclosure Form”) with the Application and Development Cost Pro Forma, as outlined in Section Three of the RFA.

(2) Point Item

Applicants will receive 5 points if the uploaded Principal Disclosure Form was stamped “Approved” during the Advance Review Process provided (a) it is still correct as of Application Deadline, and (b) it was approved for the type of funding being requested (i.e., Housing Credits or Non-Housing Credits).

e. General Management Company Information

(1) Name of the Management Company:

Centennial Management Corp

(2) Provide, as **Attachment 5**, the required prior experience chart for the Management Company or a principal of the Management Company reflecting the required information.

4. General Proposed Development Information

a. Name of the proposed Development:

Harbour Springs

b. Development Category/Rental Assistance (RA) Level

(1) Select the Development Category:

- New Construction
- Rehabilitation*
- Acquisition and Rehabilitation*
- Redevelopment
- Acquisition and Redevelopment

*For purposes of SAIL funding, Rehabilitation includes Substantial Rehabilitation.

(2) The Development Category requirements are outlined in Section Four.

(3) Rental Assistance (RA) Level

If applicable, the Corporation will calculate the Rental Assistance (RA Level) based on the Development Category Qualification Letter provided as **Attachment 6** and using the criteria described in Section Four.

c. Select the Development Type

- Garden Apartments
- Townhouses
- Mid-Rise, 4-stories
- Mid-Rise, 5 to 6-stories
- High Rise

d. Concrete Construction Qualifications

Does the proposed Development meet the requirements to be considered Concrete Construction as outlined in Section Four A.4.d. of the RFA?

- Yes No

5. Location of proposed Development

a. County: Miami-Dade

b. Address of Development Site:

NE corner of SW 267 Street and 142 Ave, Miami-Dade, FL 33032

c. Does the proposed Development consist of Scattered Sites?

- Yes No

d. Latitude and Longitude Coordinates

(1) Development Location Point

Latitude in decimal degrees, rounded to at least the sixth decimal place
25.519139

Longitude in decimal degrees, rounded to at least the sixth decimal place
80.418325

- (2) If the proposed Development consists of Scattered Sites, identify the latitude and longitude coordinate for each site, rounded to at least the sixth decimal place:

[Click here to enter text.](#)

e. Proximity

- (1) PHA Proximity Point Boost

Does the proposed Development qualify for the PHA Proximity Point Boost?

Yes No

If "Yes", provide the required letter as **Attachment 7**.

- (2) Transit Services

Applicants may select Private Transportation or provide the location information and distance for one (1) of the remaining four (4) Transit Services on which to base the Application's Transit Score.

- (a) Does the Applicant commit to provide Private Transportation?

Yes No N/A

- (b) Other Transit Services

Service	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile) *
Public Bus Stop	Latitude Coordinates	Longitude Coordinates	Distance
Public Bus Transfer Stop	Latitude Coordinates	Longitude Coordinates	Distance
Public Bus Rapid Transit Stop	25.521328	80.426178	0.51
SunRail Station, MetroRail Station, or TriRail Station	Latitude Coordinates	Longitude Coordinates	Distance

*Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6,

F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

(3) Community Services

Service	Name and Address of Service	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile):*
Grocery Store	<u>Diaz Supermarket</u> <u>13501 SW 268 Street,</u> <u>Miami-Dade, Fl 33032</u>	<u>25.518431</u>	<u>80.411336</u>	<u>0.44</u>
Medical Facility	<u>Community Health Center of</u> <u>Soth Florida</u> <u>13805 SW 264 St, Miami-</u> <u>Dade, Fl 33032</u>	<u>25.522106</u>	<u>80.415339</u>	<u>0.28</u>
Pharmacy	<u>Address of Service</u>	<u>Latitude</u> <u>coordinates</u>	<u>Longitude</u> <u>coordinates</u>	<u>Distance</u>
Public School	<u>Leisure City Elementary</u> <u>School</u> <u>14950 SW 288 Street,</u> <u>Miami-Dade, Fl 33033</u>	<u>25.499231</u>	<u>80.434214</u>	<u>1.70</u>

*Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

f. Mandatory Distance Requirement

Does the propose Development meet the Mandatory Distance Requirement automatically?

Yes No

If "No", does the proposed Development and any Development(s) on the List have one or more of the same Financial Beneficiaries and meet at least one (1) of the following criteria: (i) they are contiguous or divided by a street, and/or (ii) they are divided by a prior phase of the proposed Development?

Yes No N/A

If "Yes", identify the specific Development(s) on the List to disregard:

[Click here to enter text.](#)

The Corporation will determine whether the Mandatory Distance Requirements are met using the criteria described in Section Four.

g. Limited Development Area (LDA)

The Corporation will determine whether the proposed Development qualifies as an LDA Development, and, if applicable, whether the LDA Requirements are met using the criteria described in Section Four.

6. Units

a. Total number of units in the proposed Development: 190

b. Select the applicable item below:

(1) Proposed Development consists of 100% rehabilitation units

(2) Proposed Development consists of 100% new construction units

(3) Proposed Development consists of a combination of new construction units and rehabilitation units. State the quantity of each type:

[Click here to enter text.](#) new construction units

[Click here to enter text.](#) rehabilitation units

c. The Applicant must indicate which of the following applies to the Development site as of the Application Deadline:

(1) Existing units are currently occupied

(2) Existing units are not currently occupied

(3) There are no existing units

d. Set-Aside Commitments

(1) Select one (1) of the following minimum set-aside commitments:

20% of units at 50% Area Median Income (AMI) or lower

40% of units at 60% AMI or lower

(2) Set-Aside Commitments per Corporation Requirements

The Corporation has additional minimum set-aside requirements beyond those required by Section 42 of the IRC which are stated in Section Four, and must be reflected on the Total Set-Aside Breakdown Chart.

(3) Total Set-Aside Breakdown Chart

Total Set-Aside Breakdown Chart - Percentage of Residential Units			
Commitment for SAIL	Commitment for MMRB (if requesting MMRB)	Commitment for Non-Competitive HC	AMI Level
Enter Number %	Enter Number%	Enter Number%	At or Below 25%
<u>10</u> %	Enter Number %	Enter Number %	At or Below 28%
Enter Number %	Enter Number %	Enter Number %	At or Below 30%
Enter Number %	Enter Number %	Enter Number %	At or Below 33%
Enter Number %	Enter Number %	Enter Number %	At or Below 35%
Enter Number %	Enter Number %	Enter Number %	At or Below 40%
Enter Number %	Enter Number %	Enter Number %	At or Below 45%
Enter Number %	Enter Number %	Enter Number %	At or Below 50%
<u>90</u> %	<u>100</u> %	<u>100</u> %	At or Below 60%
Total Set-Aside Percentage	<u>100</u> %	<u>100</u> %	<u>100</u> %

e. Unit Mix Chart

Number of Bedrooms per Unit	Number of Baths per Unit	Number of Units per Bedroom Type	Number of Units that are ELI Set-Aside Units
<u>1</u>	<u>1</u>	<u>6</u>	<u>1</u>
<u>2</u>	<u>2</u>	<u>114</u>	<u>11</u>
<u>3</u>	<u>2</u>	<u>58</u>	<u>6</u>
<u>4</u>	<u>2</u>	<u>12</u>	<u>1</u>
Enter Number	Enter Number	Enter Number	Enter Number
Enter Number	Enter Number	Enter Number	Enter Number

7. Readiness to Proceed

a. Site Control

Provide the required documentation to demonstrate site control as **Attachment 8**.

b. Ability to Proceed documents

- (1) Provide the required documentation to demonstrate the status of site plan or plat approval as **Attachment 9**.
- (2) Provide the required documentation to demonstrate zoning as **Attachment 10**.
- (3) There is no **Attachment 11** requirement for this RFA.

- (4) Provide the required documentation to demonstrate availability of water as **Attachment 12.**
- (5) Provide the required documentation to demonstrate availability of sewer as **Attachment 13.**
- (6) Provide the required documentation to demonstrate availability of roads as **Attachment 14.**

8. Construction Features

- a. Federal requirements and State Building Code requirements for all Developments are outlined in Section Four.
- b. General feature requirements for all Developments are outlined in Section Four.
- c. Accessibility feature requirements for all Developments are outlined in Section Four.
- d. Green Building Features
 - (1) Green Building feature requirements for all Developments are outlined in Section Four.
 - (2) All Applicants must select enough of the following Green Building Features so that the total point value of the features selected equals at least 10, in addition to committing to the required Construction Features listed in Section Four.
 - Programmable thermostat in each unit (2 points)
 - Humidistat in each unit (2 points)
 - Water Sense certified dual flush toilets in all bathrooms (2 points)
 - Light colored concrete pavement instead of or on top of asphalt to reduce the heat-island effect (2 points)
 - Energy Star certified roof coating (2 points) *
 - Energy Star certified roofing materials (metal, shingles, thermoplastic polyolefin (TPO), or tiles) (3 points) *
 - Eco-friendly cabinets – no added urea formaldehyde and material must be certified by the Forest Stewardship Council, the Environmental Stewardship Program, or a certification program endorsed by the Programme for the Endorsement of Forest Certification (3 points)
 - Eco-Friendly flooring for entire unit – Carpet and Rug Institute Green Label certified carpet and pad, FloorScore certified flooring, bamboo, cork, 80% recycled content tile, and/or natural linoleum (3 points)
 - High Efficiency HVAC with SEER of at least 16 (2 points) **
 - Energy efficient windows in each unit (3 points)

- For all Development Types except Mid-Rise and High Rise: Energy Star rating for all windows in each unit;
- For Development Type of Mid-Rise and High Rise:
 - U-Factor of 0.50 or less and a SHHG of 0.25 or less where the fenestration is fixed; and
 - U-Factor of 0.65 or less and a SHHG of 0.25 or less where the fenestration is operable (i.e., the window opens)
- Florida Yards and Neighborhoods certification on all landscaping (2 points)
- Install daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings (2 points)

*The Applicant may choose only one option related to Energy Star certified roofing.

**Applicants who choose high efficiency HVACs must meet the standards listed here, which exceed the minimum Green Building Features required of all Developments Section Four A.8 of the RFA.

9. Resident Programs

a. Applicants that select the Family Demographic must commit to provide at least three (3) of the following resident programs:

- After School Program for Children
- Literacy Training
- Employment Assistance Program
- Family Support Coordinator
- Financial Management Program
- Homeownership Opportunity Program

b. Developments serving the Elderly (ALF or Non-ALF) Demographic

- (1) Required Resident Programs for all Applicants that select the Elderly Demographic (ALF or Non-ALF) are outlined in Section Four.
- (2) Additional required Resident Programs for all Applicants who select the Elderly ALF Demographic Commitment are outlined in Section Four.
- (3) Applicants that select the Elderly (ALF or Non-ALF) Demographic must commit to at least three (3) of the following resident programs, in addition to the required resident programs stated in Section Four:

- Literacy Training
- Computer Training
- Daily Activities
- Assistance with Light Housekeeping, Grocery Shopping and/or Laundry

Resident Assurance Check-In Program

10. Local Government Contributions

With the exception of Applicants of proposed Developments located in Miami-Dade County, if the Applicant selected the Development Category of Rehabilitation, with or without Acquisition, the Application will automatically receive maximum points.

If the Applicant has a proposed Development located in Miami-Dade County or if the Applicant selected the Development Category of New Construction or Redevelopment, with or without Acquisition (i.e., the Application is not eligible for automatic points), has a Local Government committed to provide a contribution to the proposed Development?

Yes No

If "Yes", in order to be considered for points for this section of the RFA, the Applicant must provide the applicable Local Government Verification of Contribution form(s) as **Attachment 15** as outlined in Section Four, 10. of the RFA.

11. Funding

a. Corporation Funding

(1) Total SAIL Request Amount

(a) SAIL Request Amount: 7,000,000

(b) ELI Loan Request Amount: 600,000

(2) Non-Competitive Housing Credits

(a) Housing Credit Request Amount (annual amount): \$ 1,847,162

(b) Is the proposed Development the first phase of a multiphase Development?

Yes No

(c) Basis Boost Qualifications

(i) Is the proposed Development a subsequent phase of a multiphase Development and eligible for the basis boost?

Yes No

If "Yes", state the Corporation-assigned Application Number for the Development where the first phase was declared: [Click here to enter text.](#)

(ii) Are any buildings in the proposed Development located in a SADDA?

Yes No

If "Yes", provide the SADDA ZCTA Number(s):

33032

The Applicant should separate multiple DDA ZCTA Numbers by a comma.

(iii) Is the proposed Development located in a non-metropolitan DDA?

Yes No

(iv) Is the proposed Development located in a QCT?

Yes No

If "Yes", indicate the QCT Number: 108.02 and provide the required letter from the local planning office or census bureau as **Attachment 16**.

(d) The HC equity proposal must be provided as **Attachment 17**.

(3) Corporation-Issued MMRB Loan Request Amount (if applicable): \$ 27,500,000

If the Applicant intends to utilize County HFA-issued Tax-Exempt Bonds for the proposed Development, provide the required documentation as **Attachment 18**.

(4) NHTF will be awarded as outlined in Section Five and Exhibit H.

(5) Other Corporation Funding

(a) If a PLP loan has been awarded for this Development, provide the following information:

Corporation File #	Amount of Funding
Click here to enter text	\$ Click here to enter text

(b) If any other Corporation funds will be incorporated as a source of financing for the proposed Development, provide the information in the chart below:

Corporation Program	Corporation File No.	Amount of Funding
SAIL	Enter file No.	\$ Enter file No.
HOME-Rental	Enter file No.	\$ Enter file No.
MMRB	Enter file No.	\$ Enter file No.
EHCL	Enter file No.	\$ Enter file No.

b. Non-Corporation Funding

The Applicant must attach all funding proposals executed by the lender(s) or by any other source. Insert the documentation for each source as a separate attachment to Exhibit A, beginning with **Attachment 19**, and continuing with sequentially numbered attachments for each additional funding source.

c. Development Cost Pro Forma

To meet the submission requirements, the Applicant must upload the Development Cost Pro Forma with the Application and Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 08-16) ("Principals Disclosure Form"), as outlined in Section Three of the RFA.

d. Per Unit Construction Funding Preference

Does the proposed Development qualify for the Per Unit Construction Funding Preference?

Yes

No

B. Addenda

The Applicant may use the space below to provide any additional information or explanatory addendum for items in the Application. Please specify the particular item to which the additional information or explanatory addendum applies.

[Click here to enter text.](#)

RFA 2017-108 DEVELOPMENT COST PRO FORMA

- NOTES:
- (1) Developer fee may not exceed the limits established in Rule Chapter 67-48, F.A.C., or this RFA Any portion of the fee that has been deferred must be included in Total Development Cost.
 - (2) Because Housing Credit equity proceeds are being used as a source of financing, complete Columns 1 and 2. The various FHFC Program fees should be estimated and included in column 2 for at least the Housing Credit and SAIL Programs, along with the MMRB Program, if applicable.
 - (3) General Contractor's fee is limited to 14% of actual construction cost (for Application purposes, this is represented by A1.1. Column 3), rounded down to nearest dollar. The General Contractor's fee must be disclosed. The General Contractor's fee includes General Conditions, Overhead, and Profit.
 - (4) For Application purposes, the maximum hard cost contingency allowed cannot exceed 5% of the amount provided in column 3 for A1.3. TOTAL ACTUAL CONSTRUCTION COSTS for Developments where 50 percent or more of the units are new construction. Otherwise the maximum is 15%. The maximum soft cost contingency allowed cannot exceed 5% of the amount provided in column 3 for A2.1 TOTAL GENERAL DEVELOPMENT COST. Limitations on these contingency line items post-Application are provided in Rule Chapter 67-48, F.A.C.
 - (5) Operating Deficit Reserves (ODR) of any kind are not to be included in C. DEVELOPMENT COST and cannot be used in determining the maximum Developer fee. In addition, an ODR is not permitted in this Application at all. If one has been included, it will be removed by the scorer, reducing total costs. However, one may be included during the credit underwriting process where it will be sized. The final cost certification may include an ODR, but it cannot exceed the amount sized during credit underwriting.
 - (6) Although the Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Detail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during credit underwriting, such costs are subject to the Total Development Cost Per Unit Limitation as provided in the RFA, as well as the other cost limitations provided in Rule Chapter 67-48, F.A.C., as applicable.

USE THE DETAIL/EXPLANATION SHEET FOR EXPLANATION OF * ITEMS. IF ADDITIONAL SPACE IS REQUIRED, ENTER THE INFORMATION ON THE ADDENDA LOCATED AT THE END OF THE APPLICATION.

What was the Development Category of the Proposed Development: New Construction (w/ or w/o Acquisition)
 Indicate the number of total units in the proposed Development: 190 Units

	1 HC ELIGIBLE COSTS	2 HC INELIGIBLE COSTS	3 TOTAL COSTS
DEVELOPMENT COSTS			
<i>Actual Construction Costs</i>			
Accessory Buildings	_____	_____	_____
Demolition	_____	_____	_____
New Rental Units	26,316,265.00	_____	26,316,265.00
*Off-Site Work (explain in detail)	_____	_____	_____
Recreational Amenities	_____	_____	_____
Rehab of Existing Common Areas	_____	_____	_____
Rehab of Existing Rental Units	_____	_____	_____
Site Work	1,646,226.00	250,000.00	1,896,226.00
*Other (explain in detail)	_____	_____	_____
A1.1. Actual Construction Cost	\$ 27,962,491.00	\$ 250,000.00	\$ 28,212,491.00
A1.2. General Contractor Fee <small>See Note (3)</small> (Max. 14% of A1.1., column 3)	\$ 3,914,748.00	\$ 35,000.00	\$ 3,949,748.00
A1.3. TOTAL ACTUAL CONSTRUCTION COSTS	\$ 31,877,239.00	\$ 285,000.00	\$ 32,162,239.00
A1.4. HARD COST CONTINGENCY <small>See Note (4)</small>	\$ 1,608,111.00	\$ _____	\$ 1,608,111.00

RFA 2017-108 DEVELOPMENT COST PRO FORMA

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	1 HC ELIGIBLE COSTS	2 HC INELIGIBLE COSTS	3 TOTAL COSTS
<i>General Development Costs</i>			
Accounting Fees	20,000.00	5,000.00	25,000.00
Appraisal	10,000.00		10,000.00
Architect's Fee - Site/Building Design	333,582.00		333,582.00
Architect's Fee - Supervision	262,687.00		262,687.00
Builder's Risk Insurance	202,239.00		202,239.00
Building Permit	248,507.00		248,507.00
Brokerage Fees - Land/Buildings	██████████	0.00	0.00
Capital Needs Assessment		8,000.00	8,000.00
Engineering Fees	170,149.00		170,149.00
Environmental Report	7,500.00		7,500.00
FHFC Administrative Fee ^{See Note (2)}	██████████	70,896.00	70,896.00
FHFC Application Fee ^{See Note (2)}	██████████	3,000.00	3,000.00
FHFC Compliance Fee ^{See Note (2)}	██████████	170,149.00	170,149.00
FHFC Credit Underwriting Fees ^{See Note (2)}	██████████	17,000.00	17,000.00
Green Building Certification/ HERS Inspection Costs	25,000.00		25,000.00
*Impact Fees (list in detail)	324,583.00		324,583.00
Inspection Fees	30,000.00		30,000.00
Insurance	150,000.00		150,000.00
Legal Fees	84,434.00	175,000.00	259,434.00
Market Study	10,000.00		10,000.00
Marketing/Advertising	██████████	50,000.00	50,000.00
Property Taxes	56,716.00		56,716.00
Soil Test Report	42,537.00		42,537.00
Survey	35,448.00		35,448.00
Title Insurance & Recording Fees	198,507.00		198,507.00
Utility Connection Fee	276,867.00		276,867.00
*Other (explain in detail)	0.00	0.00	
A2.1. TOTAL GENERAL DEVELOPMENT COST	\$ 2,488,756.00	\$ 499,045.00	\$ 2,987,801.00
A2.2. SOFT COST CONTINGENCY ^{See Note (4)}	\$ 0.00	\$ 149,389.00	\$ 149,389.00

RFA 2017-108 DEVELOPMENT COST PRO FORMA

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	1 HC ELIGIBLE COSTS	2 HC INELIGIBLE COSTS	3 TOTAL COSTS
<i>Financial Costs</i>			
Construction Loan Origination/ Commitment Fee(s)	275,000.00		275,000.00
Construction Loan Credit Enhancement Fee(s)			
Construction Loan Interest	1,162,188.00		1,162,188.00
Non-Permanent Loan(s) Closing Costs			
Permanent Loan Origination/ Commitment Fee(s)		162,400.00	162,400.00
Permanent Loan Credit Enhancement Fee(s)			
Permanent Loan Closing Costs		242,750.00	242,750.00
Bridge Loan Origination/ Commitment Fee(s)			
Bridge Loan Interest			
*Other (explain in detail)		92,500.00	92,500.00
A3. TOTAL FINANCIAL COSTS	\$ 1,437,188.00	\$ 497,650.00	\$ 1,934,838.00
<i>ACQUISITION COST OF EXISTING DEVELOPMENT (excluding land)</i>			
Existing Building(s)			
*Other (explain in detail)			
B. TOTAL ACQUISITION COSTS OF EXISTING DEVELOPMENT (excluding land)	\$	\$	\$
C. DEVELOPMENT COST (A1.3+A1.4+A2.1+A2.2+A3+B)	\$ 37,411,294.00	\$ 1,431,084.00	\$ 38,842,378.00
<i>Developer Fee See Note (1)</i>			
Developer Fee on Acquisition Costs			
Developer Fee on Non-Acquisition Costs	6,991,627.00		6,991,627.00
D. TOTAL DEVELOPER FEE	\$ 6,991,627.00	\$	\$ 6,991,627.00
E. OPERATING DEFICIT RESERVES See Note (5)	\$	\$	\$
F. TOTAL LAND COST	\$	\$ 3,800,000.00	\$ 3,800,000.00
G. TOTAL DEVELOPMENT COST See Note (6) (C+D+E+F)	\$ 44,402,921.00	\$ 5,231,084.00	\$ 49,634,005.00

RFA 2017-108 DEVELOPMENT COST PRO FORMA

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Detail/Explanation Sheet

Totals must agree with Pro Forma. Provide component descriptions and amounts for each item that has been completed on the Pro Forma that requires a detailed list or explanation.

DEVELOPMENT COSTS

Actual Construction Cost

(as listed at Item A1.)

Off-Site Work:

Other:

General Development Costs

(as listed at Item A2.)

Impact Fees:

Other:

Financial Costs

(as listed at Item A3.)

Other:

Acquisition Cost of Existing Developments

(as listed at Item B2.)

Other:

NOTES: Neither brokerage fees nor syndication fees can be included in eligible basis. Consulting fees, if any, and any financial or other guarantees required for the financing must be paid out of the Developer fee. Consulting fees include, but are not limited to, payments for Application consultants, construction management or supervision consultants, or local government consultants.

RFA 2017-108 DEVELOPMENT COST PRO FORMA

(Page 5 of 7)

CONSTRUCTION/REHAB ANALYSIS

	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$ <u>49,634,005.00</u>	
B. Construction Funding Sources:		
1. SAIL Loan Request Amount	\$ <u>7,000,000.00</u>	
2. ELI Loan Request Amount	\$ <u>600,000.00</u>	
3. MMRB Request Amount	\$ <u>27,500,000.00</u>	
4. HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant.	\$ <u>7,387,907.00</u>	Attachment <u>17</u>
5. HC Equity Bridge Loan	\$ _____	Attachment _____
6. Non-MMRB Tax-Exempt Bond Financing	\$ _____	Attachment _____
7. Second Mortgage Financing	\$ _____	Attachment _____
8. Third Mortgage Financing	\$ _____	Attachment _____
9. Grants	\$ _____	Attachment _____
10. Other: <u>Local Gov't Contribution</u>	\$ <u>1,000,000.00</u>	Attachment <u>15</u>
11. Other: _____	\$ _____	Attachment _____
12. Deferred Developer Fee	\$ <u>6,900,000.00</u>	
13. Total Construction Sources	\$ <u>50,387,907.00</u>	
C. Construction Funding Surplus		
(B.13. Total Construction Sources, less A. Total Development Costs):	\$ <u>753,902.00</u>	(A negative number here represents a funding shortfall.)

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

RFA 2017-108 DEVELOPMENT COST PRO FORMA

PERMANENT ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$ <u>49,634,005.00</u>	
B. Permanent Funding Sources:		
1. SAIL Loan Request Amount	\$ <u>7,000,000.00</u>	
2. ELI Loan Request Amount	\$ <u>600,000.00</u>	
3. MMRB Request Amount	\$ <u>16,240,000.00</u>	
4. HC Syndication/HC Equity Proceeds	\$ <u>18,469,768.00</u>	Attachment <u>17</u>
5. First Mortgage Financing	\$ _____	Attachment _____
6. Second Mortgage Financing	\$ _____	Attachment _____
7. Third Mortgage Financing	\$ _____	Attachment _____
8. Grants	\$ _____	Attachment _____
9. Other: <u>Local Gov't Contribution</u>	\$ <u>1,000,000.00</u>	Attachment <u>15</u>
10. Other: _____	\$ _____	Attachment _____
11. Deferred Developer Fee	\$ <u>6,900,000.00</u>	
12. Total Permanent Funding Sources	\$ <u>50,209,768.00</u>	
C. Permanent Funding Surplus		
(B.12. Total Permanent Funding Sources, less A. Total Development Costs):	\$ <u>575,763.00</u>	(A negative number here represents a funding shortfall.)

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

Principal Disclosures for Applicant

APPROVED for HOUSING CREDIT APPLICATION
FHFC Advance Review 10.9.17

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Liability Company

Provide the name of the Applicant Limited Liability Company:

Harbour Springs LLC

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Applicant</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	Non-Investor Member	Harbour Springs GP LLC	Limited Liability Company
2.	Manager	Harbour Springs GP LLC	Limited Liability Company
3.	Investor Member	Harbour Springs GP LLC	Limited Liability Company
4.	Investor Member	Swezy, Lewis	Natural Person

Second Principal Disclosure Level:

Harbour Springs LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

<u>Second Level Entity #</u>	<u>Select the type of Principal being associated with the corresponding First Level Principal Entity</u>	<u>Enter Name of Second Level Principal</u>	<u>Select organizational structure of Second Level Principal identified</u>
1. (Harbour Springs GP LLC)	1.A. Manager	Swezy, Lewis	Natural Person
2. (Harbour Springs GP LLC)	2.A. Manager	Swezy, Lewis	Natural Person
1. (Harbour Springs GP LLC)	1.B. Member	Swezy, Lewis	<Select an option>
2. (Harbour Springs GP LLC)	2.B. Member	Swezy, Lewis	<Select an option>

Principal Disclosures for the Developer

APPROVED for HOUSING CREDIT APPLICATION
FHFC Advance Review 10.9.17

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: For-Profit Corporation

Provide the name of the Developer For-Profit Corporation:

RS Development Corp

First Principal Disclosure Level:

RS Development Corp

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	Shareholder	Swezy, Lewis	Natural Person
2.	Officer	Swezy, Lewis	Natural Person
3.	Director	Swezy, Lewis	Natural Person

EXHIBIT

J

Exhibit C

The coordinates in the application are located in India.



EXHIBIT

K



Water and Sewer
PO Box 330316 • 3071 SW 38 Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

October 5, 2017

Tower Road Gardens, Inc.
7735 N.W. 146 Street, Suite 306
Miami Lakes, Florida 33015

Re: Water and Sewer Availability for (17-331502) for "Harbour Springs", construction and connection of 190 apartments, located in NE corner of S.W. 267 Street and S.W. 142 Avenue, Folios # 30-6934-000-0150 and -0061.

Ladies and Gentlemen:

This letter is in response to your inquiry regarding water and sewer availability to the above-referenced property for the construction of one hundred ninety (190) apartments.

The County owns and operates an existing eight (8) inch water main in S.W. 142 Avenue at S.W. 267 Street, to which the developer shall connect and install an eight (8) inch water main northerly in proposed S.W. 142 Avenue to proposed S.W. 266 Street, interconnecting to an existing six (6) inch water main at that location. Also, if S.W. 266 Street east of S.W. 142 Avenue is going to be dedicated, thence developer shall connect to the proposed eight (8) inch water main in proposed S.W. 142 Avenue at proposed S.W. 266 Street and extend an eight (8) inch water main easterly in proposed S.W. 266 Street to the northeast corner of the property, interconnecting to an existing six (6) inch water main at that location. If the Fire Department requires a fire hydrant, a fire line, and/or the developer requires service in S.W. 268 Street, thence the developer shall connect to the existing eight (8) inch water main in S.W. 268 Street at S.W. 142 Avenue and extend an eight (8) inch water main easterly in S.W. 268 Street as required to feed the hydrant, fire line, and/or provide service to the property, interconnecting to an existing six (6) inch water main at that location. Any public water main extension within the property shall be eight (8) inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. Proper interconnections shall be required at all intersections and with all adjacent lines.

The developer shall connect to an existing eight (8) inch gravity sewer manhole No. 157 (per Sewer Atlas V31-A) in S.W. 268 Street at S.W. 142 Avenue, and extend an eight (8) inch gravity sewer main at full depth in a public right-of-way or easement as required to provide service to the proposed development; AND/OR, if conveyed by the time this project is ready for construction, the developer shall connect to a proposed eight (8) inch gravity sewer main in proposed S.W. 142 Avenue at proposed S.W. 266 Street and extend an eight (8) inch gravity sewer main at full depth in a public right-of-way or easement as required to provide service to the proposed development.

The developer is responsible for obtaining access to the water and sewer systems, either by right-of-way dedication and/or easement. The County's obligations to provide water and sewer service is conditioned upon conveyance of easements to the County for water and sewer facilities to be installed on property that is not part of the developer's property. The easements must be conveyed to the County in accordance with a Developer Agreement with the Department. Furthermore, it shall be the developer's sole responsibility to obtain and secure

conveyance of said easements to the County. The conveyance of aforesaid easements by the developer to the County is a precedent to any duty of the County to provide water and sewer service to the developer's property.

Facilities necessary to serve the developer's property are currently being designed and/or constructed by parties other than the County, pursuant to Miami-Dade County Water and Sewer Agreement ID# 22900. The developer understands that the County cannot and does not represent, warrant, or guarantee that said facilities will be completed, conveyed, or placed into service by any particular date, and further understands that the County shall be under no obligation to require said facilities be constructed by any particular date, nor shall the County be obligated to take or omit any action such that said facilities will be completed by any particular date.

Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

Please be advised that any right to connect the property to the County's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the county and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon the developer's request, we will be pleased to prepare an agreement for water and/or sewer request. The agreement will detail requirements for off-site and on-site facilities, if any, points of connection, connection charges, capacity reservation and all other terms and conditions necessary for service in accordance with the Department's rules and regulations.

If we can be of further assistance in this matter, please contact us.

Very truly yours,



Douglas Pile, Esq.
New Business Section

EXHIBIT

L

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – LOAN FORM**

Name of Development: Harbour Springs

Development Location: NE corner of SW 267 Street and SW 142 Ave, Miami-Dade, FL 33032
(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). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Miami-Dade, commits \$ 1,000,000.00 (which may be used as an FHFC Non-Corporation Funding Proposal in an Application for FHFC funding if it meets the required criteria) in the form of a reduced interest rate loan to the Applicant for its use solely for assisting the proposed Development referenced above.

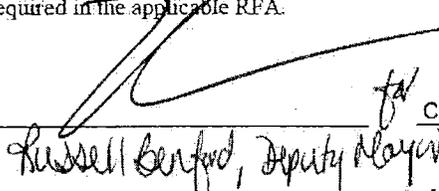
The value of the contribution based on the difference between the face amount of the above-referenced loan and the net present value of its payment stream, inclusive of a reduced interest rate and the designated discount rate (as stated in the applicable RFA) is: \$ _____.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this loan must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature



for
Carlos Gimenez

Print or Type Name

Mayor

Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If the Application is not eligible for automatic points, this contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is altered or retyped. The certification may be photocopied.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

EXHIBIT

M

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION - LOAN FORM**

Name of Development: Citadelle Village

Development Location: 181 NE 82nd Street, Miami, FL
(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). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

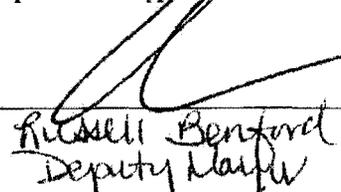
The City/County of Miami-Dade commits \$ 1,000,000.00 (which may be used as an FHFC Non-Corporation Funding Proposal in an Application for FHFC funding if it meets the required criteria) in the form of a reduced interest rate loan to the Applicant for its use solely for assisting the proposed Development referenced above.

The value of the contribution based on the difference between the face amount of the above-referenced loan and the net present value of its payment stream, inclusive of a reduced interest rate and the designated discount rate (as stated in the applicable RFA) is: \$ _____.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this loan must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature	 <u>Russell Benford</u> <u>Deputy Mayor</u>	_____	Carlos Gimenez Print or Type Name
		_____	Mayor Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If the Application is not eligible for automatic points, this contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is altered or retyped. The certification may be photocopied.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.



OFFICE OF THE MAYOR
MIAMI-DADE COUNTY, FLORIDA

CARLOS A. GIMENEZ
MAYOR
October 10, 2017

Samuel F. Diller
Citadelle Village, LLC
181 NE 82nd Street,
Miami, FL 33138

RE: Applicant: Citadelle Village, LLC
Development: Citadelle Village
Location: Miami-Dade County

Dear Mr. Diller:

This letter is to confirm and set forth the terms and conditions of the \$1,000,000.00 Surtax 2017 Local Government Match Loan for the above-referenced development as approved by Miami-Dade County. The terms are as follows:

Loan Amount: \$1,000,000.00 (Surtax 2017)
Interest Rate: Construction and permanent loan terms of FY 2017 funds are zero percent (0%) interest for years one and two.
Pink Option: 1% interest only payments from Development Cash Flow; 1% interest accruing for 30 years and full principal due at maturity or
Purple Option: 1% interest only payments from Development Cash Flow yrs. 3-17; 0.5% Principal and Interest payments from Development Cash Flow yrs. 18-30 (principal deferred for initial 17 yrs.) and full principal due at maturity.

Furthermore, this commitment is conditioned on the project receiving State Apartment Incentive Loan (SAIL) funding part of the Florida Housing Finance Corporations tax exempt application cycle (RFA 2017-108).

If you have any questions regarding this local government contribution, please contact Leyani Sosa, HCD Manager, Public Housing and Community Development, at (786-469-2185).

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Osterholt".

Jack Osterholt
Deputy Mayor

EXHIBIT

N



miamidade.gov

Water and Sewer
PO Box 330316 • 3071 SW 38 Avenue
Miami, Florida 33233-0316
T 305-665-7471

September 5, 2017

Liberty Square Phase Two, LLC
444 Brickell Avenue, Suite 301
Miami, FL 33131

Re: Water and Sewer Availability for (17-343402) for "Liberty Square Phase Two", construction and connection of 210 apartments, at 1371 NW 65 Street, Miami, Florida, Folio # 01-3114-002-0010.

Ladies and Gentlemen:

This letter is in response to your inquiry regarding water and sewer availability to the above-referenced property for the construction and connection of two hundred ten (210) apartments.

The County owns and operates an existing twelve (12) inch water main located in N.W. 67 Street at N.W. 14 Avenue, to which the developer shall connect and extend a twelve (12) inch water main southerly in N.W. 14 Avenue to N.W. 65 Street, thence easterly in N.W. 65 Street to N.W. 13 Avenue, thence northerly in N.W. 13 Avenue to N.W. 67 Street, interconnecting to an existing twelve (12) inch water main at that location. Any public water main extension within the property shall be twelve (12) inches minimum in diameter. If two (2) or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. Proper interconnections shall be required at all intersections and with all adjacent lines.

For sewer service, the developer shall connect to an existing eight (8) inch gravity sewer main located in N.W. 13 Court and/or to an existing twelve (12) inch gravity sewer segment in N.W. 13 Place, all located within the property. The developer may also connect to an existing ten (10) inch gravity sewer main in N.W. 67 Street, and/or to an existing sixteen (16) inch gravity sewer main in N.W. 14 Avenue, respectively abutting the northern and western boundaries of the property. If unity of title does not apply, then any gravity sewer within the property shall be public and eight (8) inch minimum in diameter. Other points of connection may be established subject to approval of the Department.

There are existing water mains and sewer mains within the property, either in existing dedicated rights-of-way or easements, which need to be removed and relocated if in conflict with the proposed development. Easements associated with such water and/or sewer mains to be removed and relocated shall be closed and vacated before starting construction in the easement areas. In case of rights-of-way to be closed and vacated within the property, water and/or sewer mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with water mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by Department forces at developer's expense. Services to existing customers cannot be interrupted.

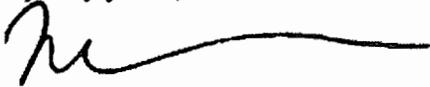
Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon the developer's request, we will be pleased to prepare an agreement for service, provided the Department is able to offer those services at the time of the developer's request. The agreement will detail requirements for off-site and on-site facilities, if any, points of connection, connection charges, capacity reservation and all other terms and conditions necessary for service in accordance with the Department's rules and regulations.

If we can be of further assistance in this matter, please contact us.

Very truly yours,



Nora Palou, MPA, PMP®
New Business Contract Officer

NP/np

EXHIBIT O

Reflects 10-3-17 Modification

Exhibit A 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

1. Submission Requirement

Provide the Applicant Certification and Acknowledgement, executed by the Authorized Principal Representative, as **Attachment 1**.

2. Demographic Commitment

- a. Family
- b. Elderly ALF
- c. Elderly Non-ALF

3. Contact Person, Applicant, Developer, and Management Company

a. Contact Person

- (1) Authorized Principal Representative contact information (required)

First Name: John
Middle Initial: D
Last Name: Page
Street Address: 5403 West Gray Street
City: Tampa
State: FL
Zip: 33609
Telephone: 813-288-6988
Facsimile: 813-288-1511
E-Mail Address: jdpage@sphome.com
Relationship to Applicant: Manager

- (2) Operational Contact Person information (optional)

First Name: Brianne
Middle Initial: E
Last Name: Heffner
Street Address: 5403 West Gray Street
City: Tampa
State: FL
Zip: 33609
Telephone: 813-288-6988
Facsimile: 813-288-1511
E-Mail Address: FHFCcontact@sphome.com
Relationship to Applicant: Authorized Representative