

**BEFORE THE  
FLORIDA HOUSING FINANCE CORPORATION**

**CITY EDGE SENIOR APARTMENTS, LTD.,**

**Petitioner,**

vs.

**FLORIDA HOUSING FINANCE  
CORPORATION,**

**Respondent.**

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**FHFC Case No. 2018-025BP  
FHFC RFA No. **2017-113**  
Petitioner's Application No. **2018-296C****

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

Pursuant to Sections 120.569 and 120.57, Fla. Stat., and Florida Housing Finance Corporation Request for Application (“RFA”) No. 2017-113, at Section Six, and Rules 28-106.205 and 67-60.009, Fla. Admin. Code; Petitioner City Edge Senior Apartments, Ltd., (“Petitioner” or “City Edge”), an applicant for funding in Florida Housing Finance Corporation Request for Applications (“RFA”) No. 2017-113 for Housing Credit Financing for Affordable Housing Developments located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties, hereby files its formal written protest to contest the proposed funding, eligibility and ineligibility decisions of Respondent Florida Housing Finance Corporation in RFA 2017-113.

Application No. 2018-296C for City Edge in Hillsborough County was found eligible but was not preliminarily selected for funding. Petitioner contests certain determinations of eligibility made by Florida Housing as to other applications in this RFA; including but not limited to Application 2018-283C for The Boulevard at West River in Hillsborough; Application 2018-284C for Sailboat Bend Apartments II in Broward County; Application 2018-274C for Pendana at West Lakes Senior Apartments in Orange County; and Application 2018-273C for Hawthorne Park in

Orange County. Petitioner reserves the right to raise additional ineligibility grounds, scoring issues, and funding selection issues as to those and other applicants as additional facts become known to it. In support of this Protest and Petition, Petitioner states as follows:

### **Parties**

1. The agency affected is the Florida Housing Finance Corporation (the “Corporation”, “Florida Housing,” or “FHFC”), whose address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329. The solicitation number assigned to this process for the award of Competitive federal low income housing tax credits (“tax credits” or “HC”) is Request for Applications (“RFA”) 2017-113. By notice posted on its website, FHFC has given notice of its intent to award funding to seven (7) applicants, not including Petitioner. FHFC also posted notice at the same time of its determination or which applicants were “eligible” for consideration for funding and which were not.

2. Petitioner, City Edge Senior Apartments, Ltd., (“Petitioner” or “City Edge”) is a Florida limited partnership, whose business address is 477 S. Rosemary Avenue, #301, West Palm Beach, Florida 33401. For purposes of this proceeding, Petitioner’s address is that of its undersigned counsel, M. Christopher Bryant, Oertel, Fernandez, Bryant & Atkinson, P.A., P.O. Box 1110, Tallahassee, Florida 32302-1110, telephone number 850-521-0700, facsimile number 850-521-0720, email [cbryant@ohfc.com](mailto:cbryant@ohfc.com).

3. Petitioner City Edge submitted an application, assigned Application No. 2018-296C, in RFA 2017-113 seeking an award of competitive tax credits in the annual amount of \$2,110,000 (for a 10 year period). Petitioner proposes to construct a new 120-unit development for Elderly tenants in Hillsborough County, with all 120 units to be set-aside for low income tenants making at or below 60% of Area Median Income (“AMI”) (including 18 of these units for

Extremely Low Income tenants making at or below 40% AMI). City Edge applied as a non-profit applicant. FHFC has announced its intention to award funding to seven (7) Developments, but not including Petitioner.

### Notice

4. On Friday, March 16, 2018, at approximately 1:05 p.m., Petitioner and all other participants in RFA 2017-113 received notice that FHFC's Board of Directors had adopted FHFC staff's determinations of which applications were eligible or ineligible for consideration for funding, and to select certain eligible applicants for awards of tax credits, subject to satisfactory completion of the credit underwriting process. Such notice was provided by the posting of two spreadsheets on the Florida Housing website, [www.floridahousing.org](http://www.floridahousing.org), with one spreadsheet listing the "eligible" and "ineligible" applications in RFA 2017-113 (copy attached as Exhibit "A") and one identifying the applications which FHFC proposed to fund (copy attached as Exhibit "B").

5. Petitioner timely filed a Notice of Protest, with attachments, on Wednesday, March 21, 2018, copy attached as Exhibit "C." Petitioner's Formal Written Protest and Petition for Formal Administrative Proceedings is being filed within 10 calendar days of that notice; the tenth day fell on Saturday, March 31, 2018, so by operation of Rule 28-106.103, Fla. Admin. Code, the filing deadline was extended to Monday, April 2, 2018.

6. To the best of Petitioner's knowledge, prior to 1:05 p.m. on Wednesday, March 21, 2018, sixteen (16) applicants filed Notices of Protest in response to Florida Housing's proposed funding awards and eligibility, ineligibility, and scoring determinations as announced on the spreadsheets posted on the FHFC website on March 16 for RFA 2017-113. Those applicants, listed below by grouping of their funding or eligibility status, application number, development name, county, and non-profit status, were:

Eligible, Funded Applicants Protesting:

2017-274C, West Lakes Phase II (Orange County)  
2017-279C, Marquis Partners (Broward County)  
2017-283C, WRDG T3A (Hillsborough County)  
2017-284C, Sailboat Bend II (Broward County)  
2017-286C, Ocean Breeze (Palm Beach County)  
2017-293C, Lofts at LaVilla2 (Duval County)  
2017-304C, Eagle Ridge (Pinellas County)

Eligible but not Funded Applicants Protesting:

2017-272C, Venetian Isles (Pinellas)  
2017-273C, Hawthorne Park (Orange)  
2017-278C, Channel Side (Palm Beach)  
2017-289C, Heron Estates (Palm Beach)  
2017-300C, Casa Sant' Angelo (Broward)  
2017-303C, Village View (Broward)  
2017-296C, City Edge (Hillsborough)

Ineligible Applicants Protesting:

2017-288C, Douglas Gardens IV (Broward)  
2017-290C, Four 6 Skyway (Pinellas)

**Substantial Interests Affected**

7. Petitioner's substantial interests are being determined in the instant proceeding because Petitioner is an applicant for low income housing tax credit funding whose application was not preliminarily selected for funding. Petitioner cannot proceed with the proposed construction of its development for low income tenants without the award of the requested funding.

**RFA 2017-113**

**RFA 2017-113 Ranking and Selection Process**

8. Through the RFA 2017-113 process, FHFC seeks to award up to an estimated \$14,601,863 in housing credit funding for the construction of affordable housing developments in the Six Large Counties of Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas. The RFA specified that one applicant would be selected from each of the Six Large Counties. Then, if

none of these first six applicants selected was a non-profit applicant, the seventh applicant selected would be the highest ranked non-profit applicant. However, if one of the first six applicants selected qualified as a non-profit applicant, then the seventh applicant selected would be a second applicant from Broward County, regardless of whether it qualified as a non-profit applicant or not.

9. Generally, applicants for either a Family or Elderly development must agree to set-aside at least 80% of the units for persons making at or below 60% of Area Median Income (AMI); or, if an Elderly Assisted Living Facility (ALF), it must set aside at least 50% of the units for persons making at or below 60% of AMI. (No applicants in RFA 2017-113 proposed to construct an Elderly ALF.)

10. In this RFA, applicants were also required to set-aside a portion of those low income units for tenants who are considered “Extremely Low Income” (ELI), which is a lower percentage of AMI that varies by county. For Hillsborough County, where Petitioner proposes to construct its development, applicants were required to set-aside at least 10% of their units for ELI tenants making at or below 40% of AMI.

11. Applicants request in their applications a specific amount of competitive housing credits to be given to the Applicant each year for a period of 10 years. Applicants typically sell the rights to that future stream of housing credits (through the sale of almost all of the ownership interest in the Applicant entity) to an investor to generate a portion of the capital necessary to construct the development.

12. Applicants in this RFA are assigned numerical scores in three areas, for a total possible 20 points. Those areas are General Development Experience of the Applicant’s developer (5 points); prior Submission to FHFC of a Principal Disclosure Form reviewed by FHFC and stamped “Pre-Approved” (5 points); and local financial assistance in the form of either a Local

Government Contributions (LGC) of \$75,000 (\$100,000 if in Broward County)(up to 5 points), or Local Government Area of Opportunity (LGAO) Contribution level ranging from \$472,000 to \$747,000 (\$495,250 to \$783,250 in Broward County), depending on the building type proposed (10 points). LGCs can be in the form of grants, loans, fee deferrals, or fee waivers; LGAO-level contributions can only be in the form of cash loans or cash grants.

### **Application Submission and Processing**

13. Florida Housing received 33 Applications seeking funding in RFA 2017-113. The applications were received, processed, deemed eligible or ineligible, scored, and ranked, presumably pursuant to the terms of RFA 2017-113; FHFC Rule Chapters 67-48 and 67-60, Fla. Admin. Code; and applicable federal regulations. Applications are considered for funding only if they are deemed “eligible,” based on whether the Application complies with Florida Housing’s various application content requirements. Of the 33 Applications submitted to FHFC in RFA 2017-113, twenty-five (25) were found “eligible,” and eight (8) were found ineligible. The spreadsheet created by Florida Housing and attached hereto as Exhibit “A” identifies all eligible and ineligible applications (and other relevant information).

14. The RFA specifies an “Application Sorting Order” to rank applicants for potential funding. The first consideration in sorting eligible applications for potential funding is Application scores. The maximum score an Applicant can achieve is 20 points. Of the 25 eligible applicants in RFA 2017-113, eleven (11) of the Applicants, including Petitioner, received a score of 20 points.

15. As demonstrated in this RFA, many applicants achieve tie scores, and in anticipation of that occurrence FHFC designed the RFA and rules to incorporate a series of “tie-breakers.” The tie-breakers for applicants within each County size group in this RFA, in order of applicability, are:

(a) First, by a Proximity Funding Preference, which favors applicants who are within certain distances of services needed by tenants, such as public transportation, grocery stores, medical facilities, and public schools (for Family developments) or pharmacy (for Elderly developments). Petitioner satisfied this preference.

(b) Second, by a Per Unit Construction Funding Preference. Petitioner satisfied this preference.

(c) Third, by a Development Category Funding Preference, which favors applicants proposing New Construction, Redevelopment, or Rehabilitation that does not constitute Preservation, over Applications who propose the Preservation of existing Developments. All Applicants in RFA 2017-113, including Petitioner, proposed New Construction and thus satisfied this preference.

(d) Fourth, by a Leveraging Level classification that favors applicants who request a lower amount of housing credit funding per unit than other applicants. Generally, each eligible Applicant's housing credit request amount per affordable housing unit is calculated. Applicants are then listed in ascending order beginning with the Applicant with the lowest funding request per set-aside unit, and ending with the Applicant with the highest amount. The "least expensive" 80% of applicants are designated as Group A, and the most expensive are Group B. Group A applicants are favored over Group B applicants. City Edge currently qualifies as a Group A applicant.

(e) Fifth, by a Florida Job Creation Preference. All Applicants, including Petitioner, satisfied this preference.

(f) Last, by lottery numbers randomly assigned to the applications when they

are submitted to Florida Housing. Petitioner's lottery number was 20.

16. Following eligibility determinations, scoring, applying the funding preferences and the selection process, Florida Housing selected seven applicants for funding, as follows:

Broward County: 2018-284C, Sailboat Bend Apartments II, Non-profit, Leveraging Group A, Lottery #5

Duval County: 2018-293C, Lofts at Jefferson Station, Leveraging Group A, Lottery #32

Hillsborough County: 2018-283C, The Boulevard at West River, Leveraging Group A, Lottery #15

Orange County: 2018-274C, Pendana at West Lake Senior, Non-profit, Leveraging Group A, Lottery #22

Palm Beach County: 2018-286C, Ocean Breeze East, Leveraging Group A, Lottery #8

Pinellas County: 2018-304C, Eagle Ridge, Leveraging Group B, Lottery #16

Non-profit Funding Goal: Already satisfied (see Broward and Orange)

Second Broward County: 2018-279C, Marquis Apartments, Group A, Lottery #9

17. Several applications selected for funding should not have been selected, and should have been deemed ineligible for consideration for funding. These applications include: The Boulevard at West River (2018-283C); Sailboat Bend Apartments II (2018-284C); Pendana at West Lakes Senior Apartments (2018-274C); and Hawthorne Park (2018-273C). If Boulevard at West River was deemed ineligible, City Edge would have been selected as the only eligible Hillsborough County applicant. If, alternatively, Sailboat Bend, Pendana at West Lakes, and Hawthorne Park were either deemed ineligible or were found to not qualify as Non-profits, then no Non-profit applicant would have been selected among the first six applicants selected, and City Edge would have been selected as the highest ranked eligible Non-profit applicant to satisfy the Non-profit funding goal.



## Nature of the Controversy

### Boulevard at West River (2018-283C)

18. Only two applicants proposed to construct developments in Hillsborough County: Petitioner City Edge, and applicant 2018-283C, Boulevard at West River (“West River”). Both applicants were deemed eligible; both achieved a score of 20 points; and both satisfied all funding preferences, including Group A Leveraging Classification.

19. West River should not have been deemed eligible, for at least two reasons. First, West River failed to accurately identify all persons who are principals of the Applicant entity to the degree required by the RFA and the applicable rules. Second, it has identified as its management company an entity that does not exist.

### Principal Disclosure

20. In its Principal Disclosure form submitted for pre-approval, West River identified as the Applicant entity a Florida limited partnership known as WRDG T3A, LP. It further identified as the “Non-Investor LP” (limited partner) a limited liability company, RUDG West River T3A, LLC. A copy of West River’s Principal Disclosure form is attached hereto as Exhibit D.

21. The manager and one of the members of RUDG West River T3A, LLC, was identified as JMP, LLC. In disclosing the Principals of JMP, LLC, West River identified Jorge M. Perez as the Managing Member. However, according to information on the State of Florida Division of Corporations website (sunbiz.org), there are other Principals of JMP, LLC. In addition to Jorge M. Perez being identified as “MGRM” (managing member) and as “P” (presumably, president) of JMP, LLC, Matthew Allen is identified as “VP” (presumably, vice president) and Jeffrey Hoyos is identified as “VPST” (presumably, vice president, secretary, and treasurer). The

same information is included on both the 2017 and 2018 annual reports for JMP, LLC, as posted on sunbiz.org. See “Detail by Entity Name” printout from sunbiz.org for JMP, LLC, copy attached hereto as Exhibit E.

22. If Mr. Allen and Mr. Hayes are deemed to be Principals of JPM, LLC, they have not been properly disclosed in the Principal Disclosure form included with the West River application. If an applicant fails to fully and accurately identify all Principals, it must be deemed ineligible.

#### Management Company

23. As its Management Company, West River identified TRG Management Company, LLP. Searching sunbiz.org, there does not appear to be a company by that name either formed in the State of Florida or authorized to do business in Florida. There was a company known as TRG Management, LLC, but is inactive, having been involuntarily dissolved in 2011. There was also a company known as TRG Management, Inc., but it was voluntarily dissolved, in 2015.

24. West River further claimed that TRG Management Company, LLP has been managing three developments in Florida for 11 years: Winchester Gardens in Homestead, Hainlin Mills in Miami-Dade County, and Royal Coast Apartments in the Village of Palmetto Bay. According to credit underwriting reports obtained from the Corporation for MMRB and Non-competitive Housing Credit Financing for the acquisition and rehabilitation of Winchester Gardens in 2011, the Management Company would be “TRG Management Company of Florida,” not “TRG Management Company, LLP.”

25. Similarly, Hainlin Mills received acquisition and rehabilitation financing from Florida Housing in 2011. It also claimed “TRG Management Company of Florida” as its management company, not “TRG Management Company, LLP.”

26. As a result, to the best of Petitioner's knowledge, West River did not identify a management company that has managed at least two affordable housing developments for at least two years, as required by the RFA. Its application should be deemed ineligible.

**Application 2017-284C, Sailboat Bend Apts. II, Broward**

Role of the Non-profit Entity

27. Within Attachment 3 to its Application, Sailboat Bend provided a page purporting to describe the "Role of the Non-profit Entity;" see Exhibit F to this Petition. The RFA, at page 8 of 130, requires that Applicants claiming Non-profit status provide:

A description/explanation of how the Non-Profit entity is substantially and materially participating in the management and operation of the Development (i.e., the role of the Non-Profit).

Sailboat Bend provided the following description:

(HEF – Sailboat Bend, II, Inc.] is the co-general partner of the Applicant. In this capacity, HEF-Sailboat Bend, II, Inc. will substantially and materially participate in the oversight and management of the property once development is complete, and accordingly will receive a proportional distribution of annual net profits.

This is not a description or explanation of how the Non-Profit entity will in fact substantially and materially participate in management and operation. It is just a summary statement parroting back the instruction.

28. The applicant should not be considered a non-profit entity for purposes of this RFA.

Failure to Distribute ELI Units Across all Unit Sizes

29. Sailboat Bend applied for a 110 unit Elderly (non-ALF) development in Broward County. Sailboat Bend committed that 90 of the units would be rented to tenants at 60% AMI, 11 units for Extremely Low Income (ELI) tenants, and 9 Market Rate Units.

30. Sailboat Bend states that its 110 total units will consist of 100 one-bedroom, one-

bath units and 10 two-bedroom, two-bath units. On the unit mix chart on pages 7 through 9 of its application, Sailboat Bend indicated that all 11 of the ELI units would be one-bedroom, one-bath, and none would be two-bedroom, two-bath. See, pages 7 through 9 of the Sailboat Bend application, at Exhibit G hereto.

31. The RFA requires that an applicant's ELI units be distributed across unit sizes on a pro-rata basis. Sailboat Bend did not distribute its ELI units on a pro-rata basis. It should have designated that 10 of its ELI units would be one-bedroom, one-bath, and 1 would be two-bedroom, two-bath. Sailboat Bend should be declared ineligible.

#### Lack of Impact Fee Detail

32. In its Application Pro Forma, Sailboat Bend identified Impact Fees of \$273,614. The Pro Forma form distributed with the RFA uses the following description for this entry:

**\* Impact Fees (list in detail)**

(Bold and asterisk in original). The notes on page 1 of 7 of the Pro Forma form instructs:

**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.**

(Bold and caps in the original). Further, page 4 of 7 of the Pro Forma form, the "Detail/Explanation Sheet," provides the following instructions:

**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 of explanation.**

The only "explanation" provided on page 4 of 7 of Sailboat Bend's Pro Forma was "City of Fort Lauderdale Impact Fees, Broward County Impact Fees." See, Exhibit H, attached hereto.

33. This is not a "description" of the components of the impact fees, and it provides no

amounts, on either a per unit or total development basis, for whatever components of impacts fees will be assessed. It does not indicate what type of impact fees are assessed by either the County or the City.

34. The application has failed to complete the pro forma properly, and its application should be deemed ineligible for consideration for funding.

Site Control

35. Sailboat Bend included as evidence of site control, presumably for its subject site, a lease between the Housing Authority of the City of Fort Lauderdale and Sailboat Bend II, Ltd. It is purportedly signed on behalf of the Tenant by Kenneth Naylor, giving his title as “Secretary.” The Tenant is identified in the signature block on the lease as:

SAILBOAT BEND II, LTD.,  
a Florida partnership

By: APC Sailboat Bend II, LLC, a Florida limited liability company,  
its Managing General Partner

By: [signature line: Kenneth Naylor, Secretary]

A copy of the first page and signature page of the Sailboat Bend lease is attached hereto as Exhibit I.

36. According to the Principal Disclosure form submitted by Sailboat Bend with its Application, APC Sailboat Bend II, LLC, has no Secretary. Its only listed principals are its Managing Member, APCHD MM, II, Inc., and the Howard D. Cohen Revocable Trust. Mr. Naylor is not identified as an Officer or other Principal of APC Sailboat Bend II, LLC. See Sailboat Bend II Principal Disclosure form, Exhibit J to this Petition. The lease for Sailboat Bend was therefore not properly executed on behalf of the tenant, and the Applicant has failed to demonstrate site control and should be rejected as ineligible.

**Application 274C, Pendana at West Lake Senior**

**Principal Entity Not Authorized to Do Business in Florida**

37. In its Application for a Development in Orange County, this Applicant identified as a Principal of the Applicant an entity called “New Columbia Residential, LLC.” That entity is identified as a “Second Level Principal,” and specifically is shown as the Manager and Member of West Lakes Phase II ALP, LLC which is in turn identified as both a “Non-Investor LP” and an “Investor LP” of the Applicant entity, West Lakes Phase II, LP. The Principal Disclosure form for Pendana at West Lake is attached to this Petition as Exhibit K. Petitioner is unable to locate any entity by that name either created under Florida law, or authorized to do business in the State of Florida.

38. New Columbia Residential, LLC, is apparently a Georgia LLC, but as of the Application Deadline for this RFA, and even as of today, New Columbia Residential, LLC was not authorized to do business in the State of Florida. Its Principal Disclosure form is thus inaccurate, and the application should be deemed ineligible for consideration of funding.

**Incomplete Disclosure of Principals**

39. In the Principal Disclosure form included with the Pendana application, the Applicant identified as the General Partner of the Applicant entity a non-profit corporation called LIFT Orlando, Inc. The Principal Disclosure form then identifies six natural persons as Directors at LIFT: Thomas Sittema, Steve Hogan, Sy Saliba, Lisa Schultz, William T. Dymond, Jr., and Sandy Hostetter.

40. On the website for LIFT Orlando, fourteen (14) persons are identified as constituting the Board at LIFT. In addition to the six persons identified in the preceding paragraph, the additional directors are: Bob Miles, Bishop Allen T.D. Wiggins, Scott T. Boyd, Terry Prather,

Andy Gardiner, Harold Mills, Daryl Tol, and Mark A. Jones.

41. Florida Housing requires complete and accurate disclosure of the Principals of the Applicant and Developer entities. Typically, a “Board” is made up of Directors of the organization, and Directors of corporations (including non-profit corporations) must be disclosed on Florida Housing’s principal disclosure form. LIFT’s disclosure was not complete, and its Application must be deemed ineligible.

**Application 273C, Hawthorne Park**

**Role of Non-profit Entity**

42. In the Principle Disclosure in its application, Hawthorne Park identified Affordable Housing Institute, Inc. (“AHI”), a Non-Profit Corporation, as a Principal of both the Applicant and Developer entities. Specifically, AHI is the Manager and Member of AHI Hawthorne Park, LLC, which is one of two General Partners of the Applicant, and is one of four Members of the Developer.

43. As part of Attachment 3 to its application, Hawthorne Park included a page labeled “Role of the Non-profit Entity;” a copy is attached to this Petition as Exhibit L. Presumably, this was included to satisfy the requirement on page 8 of 130 of the RFA that Non-Profit Applicants provide:

A description/explanation of how the Non-Profit entity is substantially and materially participating in the management and operation of the Development (i.e. the role of the Non-Profit).

As its description of the role AHI would take in the management and operation of the Development, Hawthorne Park stated:

AHI will materially and substantially participate in the ongoing oversight and management of the property once completed, and will also receive a pro-rata distribution of all net operational profits.

This statement provides little (or nothing) in the way of a “description” or “explanation” of the Non-Profit’s role as a Principal of the Applicant; i.e., in the ongoing management and operation of the Development, once constructed. (This Non-Profit’s status as a Member of the Developer Entity is irrelevant for this item.) Hawthorne Park just parroted back Florida Housing’s instruction on what information to provide, without actually providing substantive information. This statement is insufficient to establish the non-profit’s true level of participation as a result of the Applicant entity, and as a result Hawthorne Park should not be considered a Non-Profit applicant.

### **Disputed Issues**

44. Petitioner has initially identified the following disputed issues of fact which it reserves the right to supplement as additional facts become known to it.

- a. Whether West River accurately and fully disclosed all Principals in the ownership and management structure of its Applicant entity; and, if not, whether the award of funding to West River would be contrary to the RFA, and arbitrary, capricious, clearly erroneous, or contrary to competition.
- b. Whether West River accurately identified as its Management Company an existing business entity authorized to do business in Florida; with at least the minimum experience managing affordable housing as required by the RFA; and if not whether the determination for eligibility award of funding to West River would be contrary to the RFA; and arbitrary, capricious, clearly erroneous, or contrary to competition.
- c. Whether Pendana at West Lake identified as a Principal of the Applicant an entity that does not exist in the State of Florida and is not authorized to do business in Florida; and, if not, whether the determination that Pendana at



West Lake is eligible for consideration and should be awarded funding would be contrary to the RFA, and would be arbitrary, capricious, clearly erroneous, and contrary to competition.

- d. Whether Pendana at West Lakes accurately disclosed all principals within the non-profit entity in its Applicant Structure; and if not, whether the determination that Pendana is eligible for consideration for funding would be contrary to the RFA, and arbitrary, capricious, clearly erroneous, or contrary to competition.
- e. Whether Sailboat Bend described in detail the role of the non-profit entity in its Applicant Structure; and, if not, whether the determination that it qualifies as a Non-profit Applicant would be contrary to the RFA, and arbitrary, capricious, clearly erroneous, or contrary to competition.
- f. Whether Sailboat Bend properly distributed its ELI units across unit sizes (one-bedroom, one baht and two bedroom, two bath), as required by the RFA; and, if not, whether the determination that Sailboat Bend is eligible for consideration and should be awarded funding would be contrary to the RFA, arbitrary, capricious, clearly erroneous, or contrary to competition.
- g. Whether Sailboat Bend adequately listed component descriptions and amounts for impact fee amounts claimed on its proforma; as required by the RFA; and, if not, whether the determination that Sailboat Bend is eligible for consideration should be awarded funding would be contrary to the RFA, arbitrary, capricious, clearly erroneous, or contrary to competition.
- h. Whether Sailboat Bend adequately demonstrated site control for its

proposed development site; and, if not, whether the determination that Sailboat Bend is eligible for consideration and should be awarded funding would be contrary to the RFA, arbitrary, capricious, clearly erroneous, or contrary to competition.

- i. Whether Hawthorne Park adequately described the role its Non-profit entity would be substantially and materially participating in the management and operation of the Development; and, if not, whether the determination that Hawthorne Park qualifies as a Non-profit Applicant would be contrary to the RFA, and arbitrary, capricious, clearly erroneous, and contrary to competition.

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

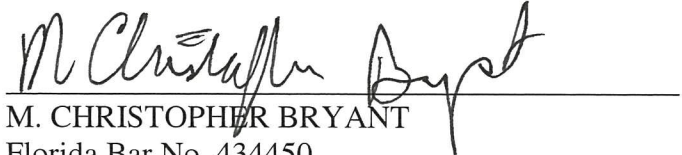
45. As its concise statement of ultimate fact, Petitioner asserts that Boulevard at West Lakes should be deemed ineligible and that Petitioner should be selected for funding as the eligible applicant for Hillsborough County; or, alternatively, that Sailboat Bend II, Pendana at West Lake, and Hawthorne Park should be either declared ineligible or be deemed to not constitute Non-Profit applicants, and Petition should be selected as the highest ranked Non-Profit to satisfy the Non-Profit funding goal in the RFA.

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

**Request for Settlement Meeting**

47. Pursuant to Section 120.57(3)(d), Fla. Stat., Petitioner requests an opportunity to meet with Florida Housing to resolve this matter by mutual agreement within seven business days after filing. Petitioner reserves the right to agree to extend the time for such a settlement meeting.

**FILED AND SERVED** this 2<sup>nd</sup> day of April, 2018.



M. CHRISTOPHER BRYANT  
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Attorney for The Waves of Jacksonville, Ltd.

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that the original of the foregoing Formal Written Protest and Petition for Administrative Proceedings has been filed by hand delivery and e-mail with the Corporation Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329 ([CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)), and a copy via hand delivery and e-mail to the following this 2<sup>nd</sup> day of April, 2018:

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



ATTORNEY

**Exhibits to City Edge Senior Formal Written Protest**

- A. FHFC Spreadsheet of Eligible and Ineligible Applicants in RFA 2017-113, posted March 16, 2018
- B. FHFC Spreadsheet of Proposed Awards of Funding in RFA 2017-113, posted March 16, 2018
- C. City Edge Senior's Notice of Protest, filed March 21, 2018
- D. Boulevard at West River Principal Disclosure form
- E. "Detail by Entity Name" printout from sunbiz.org for JMP, LLC
- F. "Role of the Non-Profit Entity" page from Attachment 3 to Sailboat Bend II Application
- G. Pages 7 through 9 of Sailboat Bend II Application ("6. Units")
- H. Pages 1 through 4 of Sailboat Bend II Development Cost Pro Forma
- I. Sailboat Bend II Lease, first page and signature pages
- J. Sailboat Bend II Principal Disclosure form
- K. Pendana at West Lake Principal Disclosure form
- L. "Role of the Non-Profit Entity" page from Attachment 3 to Hawthorne Park Application

## RFA 2017-113 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	HC Funding Amount	Eligible For Funding?	NP?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
<b>Eligible Applications</b>																		
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2018-273C	Hawthorne Park	Orange	Jonathan L. Wolf	Hawthorne Park Developer, LLC	E, Non-ALF	116	2,110,000.00	Y	Y	15	Y	Y	Y	NC	117,505.17	A	Y	3
2018-274C	Pendana at West Lakes Senior Residences	Orange	Eddy Moratin	New Affordable Housing Partners, LLC; LIFT Orlando	E, Non-ALF	120	2,110,000.00	Y	Y	20	Y	Y	Y	NC	130,960.67	A	Y	22
2018-275C	Berkeley Landing	Palm Beach	Jonathan L. Wolf	Berkeley Landing Developer, LLC	E, Non-ALF	120	2,110,000.00	Y	Y	15	Y	Y	Y	NC	113,588.33	A	Y	6
2018-277C	Bristol Manor	Orange	Jonathan L. Wolf	Bristol Manor Developer, LLC	E, Non-ALF	98	2,110,000.00	Y	Y	15	Y	Y	Y	NC	130,906.12	A	Y	13
2018-278C	Channel Side Apartments	Palm Beach	William T Fabbri	The Richman Group of Florida, Inc.; BDG Channel	F	108	2,100,000.00	Y	N	20	Y	Y	Y	NC	125,611.11	A	Y	24
2018-279C	Marquis Apartments	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	F	100	1,727,000.00	Y	N	20	Y	Y	Y	NC	94,829.57	A	Y	9
2018-280C	Banyan Station	Palm Beach	Matthew A Rieger	HTG Banyan Developer, LLC	F	80	2,050,000.00	Y	N	20	Y	Y	Y	NC	136,325.00	B	Y	17
2018-281C	Madison Landing	Orange	Patrick E Law	American Residential Communities, LLC	E, Non-ALF	88	2,110,000.00	Y	N	15	Y	Y	Y	NC	127,559.09	A	Y	19
2018-282C	Madison Plaza	Orange	Patrick E Law	American Residential Communities, LLC	E, Non-ALF	88	2,110,000.00	Y	N	15	Y	Y	Y	NC	127,559.09	A	Y	21
2018-283C	The Boulevard at West River	Hillsborough	Jerome D Ryans	WRDG T3A Developer, LLC	F	118	2,110,000.00	Y	N	20	Y	Y	Y	NC	118,160.00	A	Y	15
2018-284C	Sailboat Bend Apartments II	Broward	Kenneth Naylor	APC Sailboat Bend II Development, LLC; HEF-Dixie	E, Non-ALF	110	2,561,000.00	Y	Y	20	Y	Y	Y	NC	114,661.80	A	Y	5
2018-285C	Anderson Terrace Apartments	Orange	Matthew A Rieger	HTG Anderson Terrace Developer, LLC	F	120	1,625,000.00	Y	N	15	Y	Y	Y	NC	126,072.92	A	Y	4
2018-286C	Ocean Breeze East	Palm Beach	Lewis V Swezy	RS Development Corp; Lewis Swezy	F	123	2,070,000.00	Y	N	20	Y	Y	Y	NC	108,717.07	A	Y	8
2018-289C	Heron Estates Family	Palm Beach	Matthew A Rieger	HTG Heron Estates Family Developer, LLC	F	79	1,541,751.00	Y	N	20	Y	Y	Y	NC	126,072.30	A	Y	10
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2018-293C	Lofts at Jefferson Station	Duval	James R. Hoover	TVC Development, Inc.	F	98	1,660,000.00	Y	N	20	Y	Y	Y	NC	126,160.00	A	Y	32
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2018-297C	ETHANS WALK APARTMENTS	Orange	DEION R LOWERY	DRL EW DEVELOPMENT LLC	E, Non-ALF	88	1,576,344.00	Y	N	15	Y	Y	Y	NC	115,717.98	A	Y	7
2018-299C	Sandpiper Court	Pinellas	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	64	1,660,000.00	Y	N	15	N	Y	Y	NC	137,987.50	B	Y	33
2018-300C	Casa Sant'Angelo Apartments	Broward	Kenneth Naylor	Casa Sant'Angelo Development, LLC	E, Non-ALF	113	2,383,228.00	Y	Y	15	Y	Y	Y	NC	115,808.01	A	Y	30
2018-302C	Parramore Oaks Phase Two	Orange	Paula McDonald Rhodes	InVictus Development, LLC; ADC Communities, LLC; Royal	F	89	1,603,777.00	Y	N	15	Y	Y	Y	NC	143,894.44	B	Y	14
2018-303C	Village View	Broward	Matthew A. Rieger	HTG Village View Developer, LLC	E, Non-ALF	96	2,561,000.00	Y	N	15	Y	Y	Y	NC	120,633.77	A	Y	1
2018-304C	Eagle Ridge	Pinellas	Richard Higgins	Norstar Development USA, LP; Tarpon Springs	F	71	1,660,000.00	Y	N	20	Y	Y	Y	NC	151,036.62	B	Y	16

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2018-295C	Heritage at Arbor Ridge	Orange	Robert G Hoskins	NuRock Development Partners, Inc.	E, Non-ALF	80	1,475,990.00	N	N	15	Y	Y	Y	NC	137,414.67		Y	12
2018-298C	Residences at Barnett Park	Orange	Robert G Hoskins	NuRock Development Partners, Inc.	F	97	1,819,892.00	N	N	15	Y	Y	Y	NC	139,737.69		Y	27
2018-301C	CHANDLERS CROSSING APARTMENTS	Orange	DEION R LOWERY	DRL CC DEVELOPMENT LLC	F	88	1,576,344.00	N	N	15	Y	Y	Y	NC	115,717.98		Y	26

On March 16, 2018, 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.

## RFA 2017-113 Board Approved Preliminary Awards

<b>Total HC Available for RFA</b>	<b>14,601,863.00</b>
<b>Total HC Allocated</b>	<b>13,898,000.00</b>
<b>Total HC Remaining</b>	<b>703,863.00</b>

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	HC Funding Amount	NP?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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**Broward County Application**

2018-284C	Sailboat Bend Apartments II	Broward	Kenneth Naylor	APC Sailboat Bend II Development, LLC; HEF-Dixie Court Development, LLC	2,561,000.00	Y	20	Y	Y	Y	A	Y	5
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**Duval County Application**

2018-293C	Lofts at Jefferson Station	Duval	James R. Hoover	TVC Development, Inc.	1,660,000.00	N	20	Y	Y	Y	A	Y	32
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**Hillsborough County Application**

2018-283C	The Boulevard at West River	Hillsborough	Jerome D Ryans	WRDG T3A Developer, LLC	2,110,000.00	N	20	Y	Y	Y	A	Y	15
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**Orange County Application**

2018-274C	Pendana at West Lakes Senior Residences	Orange	Eddy Moratin	New Affordable Housing Partners, LLC; LIFT Orlando Community Development, LLC	2,110,000.00	Y	20	Y	Y	Y	A	Y	22
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**Palm Beach County Application**

2018-286C	Ocean Breeze East	Palm Beach	Lewis V Swezy	RS Development Corp; Lewis Swezy	2,070,000.00	N	20	Y	Y	Y	A	Y	8
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**Pinellas County Application**

2018-304C	Eagle Ridge	Pinellas	Richard Higgins	Norstar Development USA, LP; Tarpon Springs Development, LLC	1,660,000.00	N	20	Y	Y	Y	B	Y	16
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## RFA 2017-113 Board Approved Preliminary Awards

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<b>Non-Profit Application or 2nd Broward County Application</b>													
2018-279C	Marquis Apartments	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	1,727,000.00	N	20	Y	Y	Y	A	Y	9

On March 16, 2018, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee’s motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

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





OERTEL,  
FERNANDEZ,  
BRYANT &  
ATKINSON, P.A.

MAILING ADDRESS: POST OFFICE BOX 1110 | TALLAHASSEE FLORIDA 32302-1110

OFFICES: 2060 DELTA WAY | TALLAHASSEE, FLORIDA 32303  
PHONE: 850-521-0700 | FAX: 850-521-0720 | WWW.OHFC.COM

ATTORNEYS:  
TIMOTHY P. ATKINSON  
SIDNEY C. BIGHAM III  
M. CHRISTOPHER BRYANT  
ANGELA FARFORD  
SEGUNDO J. FERNANDEZ  
KENNETH G. OERTEL  
TIMOTHY J. PERRY

OF COUNSEL:  
C. ANTHONY CLEVELAND

March 21, 2018

*Via E-mail and Hand Delivery*

Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301-1329  
[CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)

RECEIVED  
18 MAR 21 AM 8:55  
FLORIDA HOUSING  
FINANCE CORPORATION

Re: RFA 2017-113 Housing Credit Financing for Affordable Housing Developments  
in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties  
Notice of Protest by City Edge Senior Apartments, Ltd.  
Applicant for Application No. 2018-296C, City Edge

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, City Edge Senior Apartments, Ltd., Applicant for Application No. 2018-296C, City Edge, in RFA 2017-113, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2017-113, as approved by the Corporation's Board of Directors on Friday, March 16, 2018. These spreadsheets were posted on the Corporation's website on Friday, March 16, 2018, at 1:05 p.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

City Edge Senior Apartments, Ltd. will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

M. Christopher Bryant  
Counsel for City Edge Senior Apartments, Ltd.  
Applicant for Application No. 2018-296C

cc: Hugh Brown, General Counsel (by e-mail only - [Hugh.Brown@floridahousing.org](mailto:Hugh.Brown@floridahousing.org))

## RFA 2017-113 Board Approved Preliminary Awards

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**Broward County Application**

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**Duval County Application**

2018-293C	Lofts at Jefferson Station	Duval	James R. Hoover	TVC Development, Inc.	1,660,000.00	N	20	Y	Y	Y	A	Y	32
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**Hillsborough County Application**

2018-283C	The Boulevard at West River	Hillsborough	Jerome D Ryans	WRDG T3A Developer, LLC	2,110,000.00	N	20	Y	Y	Y	A	Y	15
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**Orange County Application**

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**Palm Beach County Application**

2018-286C	Ocean Breeze East	Palm Beach	Lewis V Swezy	RS Development Corp; Lewis Swezy	2,070,000.00	N	20	Y	Y	Y	A	Y	8
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**Pinellas County Application**

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2018-292C	Village of Valor	Palm Beach	Kathy S Makino-Leipsitz	KSM Holdings Florida, LLC	F	157	2,110,000.00	N	Y	15	Y	Y	Y	NC	104,050.38		Y	29
2018-295C	Heritage at Arbor Ridge	Orange	Robert G Hoskins	NuRock Development Partners, Inc.	E, Non-ALF	80	1,475,990.00	N	N	15	Y	Y	Y	NC	137,414.67		Y	12
2018-298C	Residences at Barnett Park	Orange	Robert G Hoskins	NuRock Development Partners, Inc.	F	97	1,819,892.00	N	N	15	Y	Y	Y	NC	139,737.69		Y	27
2018-301C	CHANDLERS CROSSING APARTMENTS	Orange	DEION R LOWERY	DRL CC DEVELOPMENT LLC	F	88	1,576,344.00	N	N	15	Y	Y	Y	NC	115,717.98		Y	26

On March 16, 2018, 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.

**Principal Disclosures for Applicant**

**APPROVED for HOUSING CREDIT APPLICATION**  
**FHFC Advance Review 12.5.17**

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

WRDG T3A, LP

**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.	General Partner	THA T3A, LLC	Limited Liability Company
2.	Non-Investor LP	RUDG West River T3A, LLC	Limited Liability Company
3.	Investor LP	Housing Authority of the City of Tampa, Florida	Non-Profit Corporation

**Second Principal Disclosure Level:**

WRDG T3A, LP

[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. (THA T3A, LLC)	1.A. Sole Member	Tampa Housing Authority Development Corp.	Non-Profit Corporation
1. (THA T3A, LLC)	1.B. Manager	Tampa Housing Authority Development Corp.	Non-Profit Corporation
2. (RUDG West River T3A, LLC)	2.A. Manager	JMP, LLC	Limited Liability Company
2. (RUDG West River T3A, LLC)	2.B. Member	JMP, LLC	Limited Liability Company
2. (RUDG West River T3A, LLC)	2.C. Member	The Urban Development Group, LLC	Limited Liability Company

**Third Principal Disclosure Level:**

WRDG T3A, LP

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

<u>Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified</u>	<u>Select the type of Principal being associated with the corresponding Second Level Principal Entity</u>	<u>Enter Name of Third Level Principal who must be a Natural Person</u>	<u>The organizational structure of Third Level Principal identified Must Be a Natural Person</u>
1.A. (Tampa Housing Authority Development Corp)	Executive Director	Ryans, Jerome D.	Natural Person
1.A. (Tampa Housing Authority Development Corp)	Officer	Moore, Leroy	Natural Person
1.A. (Tampa Housing Authority Development Corp)	Officer	Begazo McCourtly, Susi	Natural Person
1.A. (Tampa Housing Authority Development Corp)	Director	Harvey, Hazel	Natural Person
1.A. (Tampa Housing Authority Development Corp)	Director	Johnson Velez, Susan	Natural Person
1.A. (Tampa Housing Authority Development Corp)	Director	Cloar, James A.	Natural Person
1.A. (Tampa Housing Authority Development Corp)	Director	Johnson Griffin, Billi	Natural Person
1.A. (Tampa Housing Authority Development Corp)	Director	Padgett, Rubin E.	Natural Person
1.A. (Tampa Housing Authority Development Corp)	Director	Simmons, Bemetra L.	Natural Person
1.A. (Tampa Housing Authority Development Corp)	Director	Wacksman, Ben	Natural Person
1.B. (Tampa Housing Authority Development Corp)	Executive Director	Ryans, Jerome D.	Natural Person
1.B. (Tampa Housing Authority Development Corp)	Officer	Moore, Leroy	Natural Person
1.B. (Tampa Housing Authority Development Corp)	Officer	Begazo McCourtly, Susi	Natural Person
1.B. (Tampa Housing Authority Development Corp)	Director	Harvey, Hazel	Natural Person
1.B. (Tampa Housing Authority Development Corp)	Director	Johnson Velez, Susan	Natural Person
1.B. (Tampa Housing Authority Development Corp)	Director	Cloar, James A.	Natural Person
1.B. (Tampa Housing Authority Development Corp)	Director	Johnson Griffin, Billi	Natural Person
1.B. (Tampa Housing Authority Development Corp)	Director	Padgett, Rubin E.	Natural Person
1.B. (Tampa Housing Authority Development Corp)	Director	Simmons, Bemetra L.	Natural Person
1.B. (Tampa Housing Authority Development Corp)	Director	Wacksman, Ben	Natural Person
2.A. (JMP, LLC)	Managing Member	Perez, Jorge M.	Natural Person
2.B. (JMP, LLC)	Managing Member	Perez, Jorge M.	Natural Person

**Principal Disclosures for Applicant**

**APPROVED for HOUSING CREDIT APPLICATION**  
**FHFC Advance Review 12.5.17**

<u>2.C. (The Urban Development Group, LLC)</u>	<u>Manager</u>	<u>Milo, Alberto, Jr.</u>	<u>Natural Person</u>
<u>2.C. (The Urban Development Group, LLC)</u>	<u>Member</u>	<u>Milo, Alberto, Jr.</u>	<u>Natural Person</u>
<u>2.C. (The Urban Development Group, LLC)</u>	<u>Manager</u>	<u>Milo, Maria C.</u>	<u>Natural Person</u>
<u>2.C. (The Urban Development Group, LLC)</u>	<u>Member</u>	<u>Milo, Maria C.</u>	<u>Natural Person</u>

**Principal Disclosures for the Developer**

**APPROVED for HOUSING CREDIT APPLICATION**  
**FHFC Advance Review 12.5.17**

How many Developers are part of this Application structure? \_\_\_\_\_

1

Select the organizational structure for the Developer entity:

The Developer Is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

WRDG T3A Developer, LLC

**First Principal Disclosure Level:**

WRDG T3A Developer, LLC

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

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Manager	RUDG, LLC	Limited Liability Company
2.	Member	RUDG, LLC	Limited Liability Company
3.	Member	Housing Authority of the City of Tampa, Florida	Non-Profit Corporation
4.	Member	Milo, Alberto, Jr.	Natural Person

**Second Principal Disclosure Level:**

WRDG T3A Developer, LLC

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

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

Enter Name of Second Level Principal

Select organizational structure

of Second Level Principal

Identified

Second Level Entity #	Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal Identified
1. (RUDG, LLC)	1.A.	Manager PRH Affordable Investments, LLC	Limited Liability Company
1. (RUDG, LLC)	1.B.	Member PRH Affordable Investments, LLC	Limited Liability Company
1. (RUDG, LLC)	1.C.	Member The Urban Development Group, LLC	Limited Liability Company
2. (RUDG, LLC)	2.A.	Manager PRH Affordable Investments, LLC	Limited Liability Company
2. (RUDG, LLC)	2.B.	Member PRH Affordable Investments, LLC	Limited Liability Company
2. (RUDG, LLC)	2.C.	Member The Urban Development Group, LLC	Limited Liability Company
3. (Housing Authority of the City of	3.A.	Officer Ryans, Jerome D.	Natural Person
3. (Housing Authority of the City of	3.B.	Officer Moore, Leroy	Natural Person
3. (Housing Authority of the City of	3.C.	Officer Begazo McCourty, Susi	Natural Person
3. (Housing Authority of the City of	3.D.	Director Harvey, Hazel	Natural Person
3. (Housing Authority of the City of	3.E.	Director Johnson Velez, Susan	Natural Person
3. (Housing Authority of the City of	3.F.	Director Cloar, James A.	Natural Person
3. (Housing Authority of the City of	3.G.	Director Johnson Griffin, Billi	Natural Person
3. (Housing Authority of the City of	3.H.	Director Padgett, Rubin E.	Natural Person
3. (Housing Authority of the City of	3.I.	Director Simmons, Bemetra L.	Natural Person
3. (Housing Authority of the City of	3.J.	Director Wacksman, Ben	Natural Person





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
JMP, LLC

### Filing Information

**Document Number** L01000016617  
**FEI/EIN Number** 80-0396263  
**Date Filed** 09/27/2001  
**State** FL  
**Status** ACTIVE

### Principal Address

THE RELATED GROUP  
 315 S. BISCAYNE BLVD, 3RD FLOOR  
 MIAMI, FL 33131

Changed: 04/18/2007

### Mailing Address

THE RELATED GROUP  
 315 S. BISCAYNE BLVD, 3RD FLOOR  
 MIAMI, FL 33131

Changed: 04/18/2007

### Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.  
 11380 PROSPERITY FARMS ROAD #221E  
 PALM BEACH GARDENS, FL 33410

Name Changed: 03/27/2006

Address Changed: 03/27/2006

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

PEREZ, JORGE M  
 315 S. BISCAYNE BLVD, 3RD FLOOR  
 MIAMI, FL 33131

Title P

PEREZ, JORGE  
315 S. BISCAYNE BLVD, 3RD FLOOR  
MIAMI, FL 33131

Title VP

ALLEN, MATTHEW  
315 S. BISCAYNE BLVD, 3RD FLOOR  
MIAMI, FL 33131

Title VPST

HOYOS, JEFFERY  
315 S. BISCAYNE BLVD, 3RD FLOOR  
MIAMI, FL 33131

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	04/04/2016
2017	04/18/2017
2018	01/12/2018

**Document Images**

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<a href="#">04/25/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/27/2001 -- Florida Limited Liabilites</a>	<a href="#">View image in PDF format</a>

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## **ROLE OF THE NON-PROFIT ENTITY**

HEF-Sailboat Bend II, Inc. is wholly owned by Housing Enterprises of Fort Lauderdale, Florida, Inc., a non-profit entity under Rule Chapter 67-48.002(83) and Rule Chapter 67-48.0075(2). It is the co-general partner of the Applicant. In this capacity, HEF-Sailboat Bend II, Inc. will substantially and materially participate in the oversight and management of the property once development is complete, and accordingly will receive a proportional distribution of annual net profits. HEF-Dixie Court Development, LLC is a co-developer for the project and will be involved in the management of the design, entitlements, construction and leasing. The co-developers have agreed that a division of Developer Fee of 75% to APC Sailboat Bend II Development, LLC and 25% to HEF-Dixie Court Development, LLC is a mutually agreeable division of such fees based upon the development responsibilities of both parties.

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. Racially and Ethnically Concentrated Areas of Poverty (RECAP)

Is any part of the proposed Development located in a RECAP designated area?

- Yes  No

6. Units

a. Total number of units in the proposed Development: 110

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 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) Total Set-Aside Breakdown Chart

Note: If the calculation of the total set-aside units based on the Total Set-Aside Percentage results in less than a whole unit, the Total Set-Aside Breakdown Chart will automatically round to a whole unit.

Total Number of Units	110	
Total Set-Aside Breakdown Chart		# of Units
Percentage of Residential Units	AMI Level	& Type*
0%	At or Below 25%	0 SAU
10%	At or Below 28%	11 SAU
0%	At or Below 30%	0 SAU
0%	At or Below 33%	0 SAU
0%	At or Below 35%	0 SAU
0%	At or Below 40%	0 SAU
0%	At or Below 45%	0 SAU
0%	At or Below 50%	0 SAU
81%	At or Below 60%	90 SAU
9%	Market-Rate Units	9 MRU
91%	Total Set-Aside Percentage	

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 ELL Set-Aside Units
<u>1</u>	<u>1</u>	<u>100</u>	<u>11</u>
<u>2</u>	<u>2</u>	<u>10</u>	<u>0</u>
<u>Enter Number</u>	<u>Enter Number</u>	<u>Enter Number</u>	<u>Enter Number</u>
<u>Enter Number</u>	<u>Enter Number</u>	<u>Enter Number</u>	<u>Enter Number</u>
<u>Enter Number</u>	<u>Enter Number</u>	<u>Enter Number</u>	<u>Enter Number</u>
<u>Enter Number</u>	<u>Enter Number</u>	<u>Enter Number</u>	<u>Enter Number</u>

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) Provide the required documentation to demonstrate availability of electricity as **Attachment 11**
- (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) Applicants of proposed Developments with the Development Category of New Construction or Redevelopment, with or without Acquisition, must commit to

RFA 2017-113 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 Program.
  - (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:  
Indicate the number of total units in the proposed Development:

New Construction (w/ or w/o Acquisition)  
110 Units

	1 HC ELIGIBLE COSTS	2 HC INELIGIBLE COSTS	3 TOTAL COSTS
<b>DEVELOPMENT COSTS</b>			
<i>Actual Construction Costs</i>			
Accessory Buildings	_____	_____	_____
Demolition	_____	_____	_____
New Rental Units	19,343,850.28	394,960.05	<b>19,738,830.33</b>
*Off-Site Work (explain in detail)	_____	_____	_____
Recreational Amenities	318,500.00	6,500.00	<b>325,000.00</b>
Rehab of Existing Common Areas	_____	_____	_____
Rehab of Existing Rental Units	_____	_____	_____
Site Work	_____	_____	_____
*Other (explain in detail)	_____	_____	_____
<b>A1.1. Actual Construction Cost</b>	<b>\$ 19,662,350.28</b>	<b>\$ 401,480.05</b>	<b>\$ 20,063,830.33</b>
<b>A1.2. General Contractor Fee</b> <small>See Note (3)</small> (Max. 14% of A1.1., column 3)	<b>\$ 2,775,032.66</b>	<b>\$ _____</b>	<b>\$ 2,775,032.66</b>
<b>A1.3. TOTAL ACTUAL CONSTRUCTION COSTS</b>	<b>\$ 22,437,382.94</b>	<b>\$ 401,480.05</b>	<b>\$ 22,838,862.99</b>
<b>A1.4. HARD COST CONTINGENCY</b> <small>See Note (4)</small>	<b>\$ 1,125,795.15</b>	<b>\$ _____</b>	<b>\$ 1,125,795.15</b>

RFA 2017-113 DEVELOPMENT COST PRO FORMA			(Page 2 of 7)
	1 HC ELIGIBLE COSTS	2 HC INELIGIBLE COSTS	3 TOTAL COSTS
<i>General Development Costs</i>			
Accounting Fees	40,000.00		40,000.00
Appraisal	7,500.00		7,500.00
Architect's Fee - Site/Building Design	550,000.00		550,000.00
Architect's Fee - Supervision	100,000.00		100,000.00
Builder's Risk Insurance	225,138.63		225,138.63
Building Permit	500,000.00		500,000.00
Brokerage Fees - Land/Buildings			
Capital Needs Assessment			
Engineering Fees			
Environmental Report	30,000.00		30,000.00
FHFC Administrative Fee <small>See Note (2)</small>		140,855.00	140,855.00
FHFC Application Fee <small>See Note (2)</small>		3,000.00	3,000.00
FHFC Compliance Fee <small>See Note (2)</small>		196,806.00	196,806.00
FHFC Credit Underwriting Fees <small>See Note (2)</small>		13,428.00	13,428.00
Green Building Certification/ HERS Inspection Costs			
<b>*Impact Fees (list in detail)</b>	273,614.00		273,614.00
Inspection Fees	150,000.00		150,000.00
Insurance	50,000.00		50,000.00
Legal Fees	63,750.00	411,250.00	475,000.00
Market Study	7,000.00		7,000.00
Marketing/Advertising		75,000.00	75,000.00
Property Taxes		129,688.19	129,688.19
Soil Test Report	15,000.00		15,000.00
Survey	50,000.00		50,000.00
Title Insurance & Recording Fees	55,462.14	169,386.41	225,848.55
Utility Connection Fee	137,390.00		137,390.00
<b>*Other (explain in detail)</b>			
<b>A2.1. TOTAL GENERAL DEVELOPMENT COST</b>	<b>\$ 2,255,854.77</b>	<b>\$ 1,139,413.00</b>	<b>\$ 3,395,268.37</b>
<b>A2.2. SOFT COST CONTINGENCY <small>See Note (4)</small></b>	<b>\$ 167,052.88</b>		<b>\$ 167,052.88</b>



RFA 2017-113 DEVELOPMENT COST PRO FORMA

	1 HC ELIGIBLE COSTS	2 HC INELIGIBLE COSTS	3 TOTAL COSTS
<i>Financial Costs</i>			
Construction Loan Origination/ Commitment Fee(s)	200,000.00		200,000.00
Construction Loan Credit Enhancement Fee(s)			
Construction Loan Interest	710,806.08	710,806.08	1,421,612.16
Non-Permanent Loan(s) Closing Costs	40,000.00		40,000.00
Permanent Loan Origination/ Commitment Fee(s)		45,321.31	45,321.31
Permanent Loan Credit Enhancement Fee(s)			
Permanent Loan Closing Costs		13,596.39	13,596.39
Bridge Loan Origination/ Commitment Fee(s)			
Bridge Loan Interest			
*Other (explain in detail)			
<b>A3. TOTAL FINANCIAL COSTS</b>	<b>\$ 950,806.08</b>	<b>\$ 769,723.78</b>	<b>\$ 1,720,529.86</b>
<i>ACQUISITION COST OF EXISTING DEVELOPMENT (excluding land)</i>			
Existing Building(s)			
*Other (explain in detail)			
<b>B. TOTAL ACQUISITION COSTS OF EXISTING DEVELOPMENT (excluding land)</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>C. DEVELOPMENT COST</b> (A1.3+A1.4+A2.1+A2.2+A3+B)	<b>\$ 26,936,891.82</b>	<b>\$ 2,310,617.43</b>	<b>\$ 29,247,509.25</b>
<i>Developer Fee See Note (1)</i>			
Developer Fee on Acquisition Costs			
Developer Fee on Non-Acquisition Costs	4,637,151.23		4,637,151.23
Additional 5% Developer Fee for Homeless/ Persons with a Disabling Condition Demographic			
<b>D. TOTAL DEVELOPER FEE</b>	<b>\$ 4,637,151.23</b>	<b>\$</b>	<b>\$ 4,637,151.23</b>
<b>E. OPERATING DEFICIT RESERVES</b> See Note (5)	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>F. TOTAL LAND COST</b>	<b>\$</b>	<b>\$ 2,200,000.00</b>	<b>\$ 2,200,000.00</b>
<b>G. TOTAL DEVELOPMENT COST</b> See Note (6) (C+D+E+F)	<b>\$ 31,574,043.05</b>	<b>\$ 4,510,617.43</b>	<b>\$ 36,084,660.48</b>

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RFA 2017-113 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:

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.

# Attachment

# 8

## GROUND LEASE AGREEMENT

### (Sailboat Bend Apartments II)

THIS GROUND LEASE AGREEMENT ("*Lease*") entered into as of the 9<sup>th</sup> day of November, 2017, among the HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE, a public body corporate and politic (the "*Landlord*"), and SAILBOAT BEND II, LTD., a Florida limited partnership ("*Tenant*").

#### RECITALS:

A. The Landlord desires to develop 0.943 acres located at 437 SW 4<sup>th</sup> Avenue, Fort Lauderdale, FL known as Sailboat Bend Apartments II (the "Property").

B. The revitalization will include the demolition and clearing of the Property and other parcels of land owned by Landlord upon which affordable rental housing plus related amenities, together with other improvements, fixtures and structures, are expected to be constructed or rehabilitated (the "*Development*").

C. The Development will be known as Sailboat Bend Apartments II, and will be constructed upon the Property which is legally described in the attached Exhibit "A" (the "*Leased Premises*").

D. The Landlord desires to lease the Leased Premises to Tenant pursuant to the terms of this Lease.

#### LEASE:

NOW, THEREFORE, in consideration of the Leased Premises, the foregoing Recitals, which are incorporated herein by reference, the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the parties hereto do hereby covenant, represent, warrant and agree as follows:

1. Definitions. The following terms for purposes of this Lease shall have the following meanings:

(a) "Base Rent" "Base Rent" means and refers to the annual base rent set forth in paragraph 4(a) hereof.

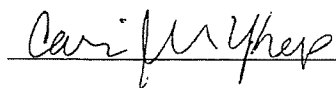
(b) "Commencement Date" The "Commencement Date" shall be the date that the Tenant closes on its construction financing and the syndication of Housing Credits with respect to the Development.


(c) "Development" or "Project" The term "Development" or "Project" means the construction of rental apartment units known as Sailboat Bend Apartments on land owned by Landlord, along with the construction of other related site improvements and amenities.

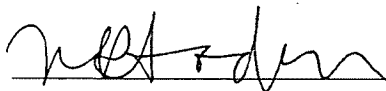
SIGNATURE PAGE  
GROUND LEASE  
(Sailboat Bend Apartments II)

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the date first written above.

Witnesses:

  
\_\_\_\_\_

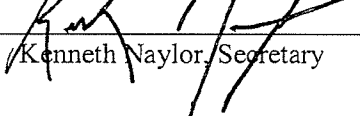
  
\_\_\_\_\_

  
MICHAEL TADROS  
\_\_\_\_\_

**TENANT:**

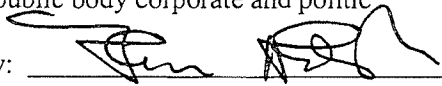
**SAILBOAT BEND II, LTD.,**  
a Florida limited partnership

By: APC Sailboat Bend II, LLC, a Florida limited liability company, its Managing General Partner

By:   
Kenneth Naylor, Secretary

**LANDLORD:**

**HOUSING AUTHORITY OF THE CITY OF  
FORT LAUDERDALE**  
a public body corporate and politic

By:   
Tam English, Executive Director

**Principal Disclosures for Applicant**

APPROVED for HOUSING CREDIT APPLICATION  
FHFC Advance Review 12.19.17

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

Sailboat Bend II, Ltd.

**First Principal Disclosure Level:**

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

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	General Partner	APC Sailboat Bend II, LLC	Limited Liability Company
2.	General Partner	HEF-Sailboat Bend II, Inc.	For-Profit Corporation
3.	Investor LP	Howard D. Cohen Revocable Trust	Trust

**Second Principal Disclosure Level:**

Sailboat Bend II, Ltd.

[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

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
1. (APC Sailboat Bend II, LLC)	1.A. Managing Member	APCHD MM II Inc.	For-Profit Corporation
1. (APC Sailboat Bend II, LLC)	1.B. Member	Howard D. Cohen Revocable Trust	Trust
2. (HEF-Sailboat Bend II, Inc.)	2.A. Shareholder	Housing Enterprises of Fort Lauderdale, Florida, Inc.	Non-Profit Corporation
2. (HEF-Sailboat Bend II, Inc.)	2.B. Executive Director	Tranakas, Nicholas, M.D.	Natural Person
2. (HEF-Sailboat Bend II, Inc.)	2.C. Director	Tranakas, Nicholas, M.D.	Natural Person
2. (HEF-Sailboat Bend II, Inc.)	2.D. Officer	English, Tam A.	Natural Person
2. (HEF-Sailboat Bend II, Inc.)	2.E. Director	English, Tam A.	Natural Person
2. (HEF-Sailboat Bend II, Inc.)	2.F. Director	Jackson, Liz	Natural Person
2. (HEF-Sailboat Bend II, Inc.)	2.G. Director	Hernandez, Ana	Natural Person
2. (HEF-Sailboat Bend II, Inc.)	2.H. Director	Curmin, Thomas	Natural Person

**Third Principal Disclosure Level:**

Sailboat Bend II, Ltd.

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

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be a Natural Person	The organizational structure of Third Level Principal identified. Must Be a Natural Person
1.A. (APCHD MM II Inc.)	Shareholder	Cohen, Howard D.	Natural Person
1.A. (APCHD MM II Inc.)	Executive Director	Cohen, Howard D.	Natural Person
1.A. (APCHD MM II Inc.)	Executive Director	Weisburd, Randy K.	Natural Person
1.A. (APCHD MM II Inc.)	Officer	Cohen, Kenneth J.	Natural Person
1.A. (APCHD MM II Inc.)	Officer	Cohen, Stanley D.	Natural Person
1.A. (APCHD MM II Inc.)	Officer	Naylor, Kenneth	Natural Person
1.B. (Howard D. Cohen Revocable Trust)	Trustee	Cohen, Howard D.	Natural Person
1.B. (Howard D. Cohen Revocable Trust)	Beneficiary	Cohen, Howard D.	Natural Person
2.A. (Housing Enterprises of Fort Lauderdale, Florida)	Executive Director	Tranakas, Nicholas, M.D.	Natural Person
2.A. (Housing Enterprises of Fort Lauderdale, Florida)	Director	Tranakas, Nicholas, M.D.	Natural Person
2.A. (Housing Enterprises of Fort Lauderdale, Florida)	Officer	English, Tam A.	Natural Person
2.A. (Housing Enterprises of Fort Lauderdale, Florida)	Director	English, Tam A.	Natural Person
2.A. (Housing Enterprises of Fort Lauderdale, Florida)	Director	Jackson, Liz	Natural Person
2.A. (Housing Enterprises of Fort Lauderdale, Florida)	Director	Hernandez, Ana	Natural Person
2.A. (Housing Enterprises of Fort Lauderdale, Florida)	Director	Curmin, Thomas	Natural Person

**Principal Disclosures for the two Developers**

APPROVED for HOUSING CREDIT APPLICATION  
FHFC Advance Review 12.19.17

How many Developers are part of this Application structure? (Please complete the Principal Disclosures for each of the two Co-Developers below.)

2

Select the organizational structure for the first Co-Developer entity:

The first Co-Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

APC Sailboat Bend II Development, LLC

**First Principal Disclosure Level:**

APC Sailboat Bend II Development, LLC

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

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Member	Atlantic Pacific Communities, LLC	Limited Liability Company
2.	Manager	Cohen, Howard D.	Natural Person

**Second Principal Disclosure Level:**

APC Sailboat Bend II Development, LLC

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

Select the corresponding First

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

Second Level  
Entity #

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

Enter Name of Second Level Principal

Select organizational structure  
of Second Level Principal  
identified

1. (Atlantic Pacific Communities, LL	1.A.	Manager	Appreciation Holdings-Manager, LLC	Limited Liability Company
1. (Atlantic Pacific Communities, LL	1.B.	Member	Howard D. Cohen Revocable Trust	Trust
1. (Atlantic Pacific Communities, LL	1.C.	Member	Kenneth J. Cohen Revocable Trust	Trust
1. (Atlantic Pacific Communities, LL	1.D.	Member	Stanley D. Cohen Revocable Living Trust	Trust
1. (Atlantic Pacific Communities, LL	1.E.	Member	Weisburd, Randy K.	Natural Person

**Principal Disclosures for the two Developers**

APPROVED for HOUSING CREDIT APPLICATION  
FHFC Advance Review 12.19.17

Select the organizational structure for the second Co-Developer entity:

The second Co-Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

HEF-Dixie Court Development, LLC

**First Principal Disclosure Level:**

HEF-Dixie Court Development, LLC

[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.	Sole Member	Housing Enterprises of Fort Lauderdale, Florida, Inc.	Non-Profit Corporation
2.	Manager	Tranakas, Nicholas, M.D.	Natural Person
3.	Manager	English, Tam A.	Natural Person
4.	Manager	Jackson, Liz	Natural Person
5.	Manager	Hernandez, Ana	Natural Person
6.	Manager	Curnin, Thomas	Natural Person

**Second Principal Disclosure Level:**

HEF-Dixie Court Development, LLC

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

<u>Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being</u>	<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. (Housing Enterprises of Fort Lauc	1.A.	Officer	Tranakas, Nicholas, M.D.	Natural Person
1. (Housing Enterprises of Fort Lauc	1.B.	Officer	English, Tam A.	Natural Person
1. (Housing Enterprises of Fort Lauc	1.C.	Director	Jackson, Liz	Natural Person
1. (Housing Enterprises of Fort Lauc	1.D.	Director	Hernandez, Ana	Natural Person
1. (Housing Enterprises of Fort Lauc	1.E.	Director	Curnin, Thomas	Natural Person
1. (Housing Enterprises of Fort Lauc	1.F.	Director	Tranakas, Nicholas, M.D.	Natural Person
1. (Housing Enterprises of Fort Lauc	1.G.	Director	English, Tam A.	Natural Person



**Principal Disclosures for Applicant**

APPROVED for HOUSING CREDIT APPLICATION  
FHFC Advance Review 10.17.16

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

West Lakes Phase II, LP

**First Principal Disclosure Level:**

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

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	General Partner	LIFT Orlando, Inc	Non-Profit Corporation
2.	Non-Investor LP	LIFT Orlando Phase II SLP, LLC	Limited Liability Company
3.	Non-Investor LP	West Lakes Phase II ALP, LLC	Limited Liability Company
4.	Investor LP	LIFT Orlando Phase II SLP, LLC	Limited Liability Company
5.	Investor LP	West Lakes Phase II ALP, LLC	Limited Liability Company

**Second Principal Disclosure Level:**

West Lakes Phase II, LP

[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

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
1. (LIFT Orlando, Inc)	1.A. Officer	Sittema, Thomas	Natural Person
1. (LIFT Orlando, Inc)	1.B. Officer	Hogan, Steve	Natural Person
1. (LIFT Orlando, Inc)	1.C. Officer	Saliba, Sy	Natural Person
1. (LIFT Orlando, Inc)	1.D. Executive Director	Moratin, Eddy	Natural Person
1. (LIFT Orlando, Inc)	1.E. Officer	Dymond, Jr., William T.	Natural Person
1. (LIFT Orlando, Inc)	1.F. Director	Sittema, Thomas	Natural Person
1. (LIFT Orlando, Inc)	1.G. Director	Hogan, Steve	Natural Person
1. (LIFT Orlando, Inc)	1.H. Director	Saliba, Sy	Natural Person
1. (LIFT Orlando, Inc)	1.I. Director	Schultz, Lisa	Natural Person
1. (LIFT Orlando, Inc)	1.J. Director	Dymond, Jr., William T.	Natural Person
1. (LIFT Orlando, Inc)	1.K. Director	Hostetter, Sandy	Natural Person
2. (LIFT Orlando Phase II SLP, LLC)	2.A. Manager	LIFT Orlando, Inc.	Non-Profit Corporation
2. (LIFT Orlando Phase II SLP, LLC)	2.B. Member	LIFT Orlando, Inc.	Non-Profit Corporation
3. (West Lakes Phase II ALP, LLC)	3.A. Manager	New Columbia Residential, LLC	Limited Liability Company
3. (West Lakes Phase II ALP, LLC)	3.B. Member	New Columbia Residential, LLC	Limited Liability Company

**Third Principal Disclosure Level:**

West Lakes Phase II, LP

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

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be a Natural Person	The organizational structure of Third Level Principal identified Must Be a Natural Person
2.A. (LIFT Orlando, Inc.)	Officer	Sittema, Thomas	Natural Person
2.A. (LIFT Orlando, Inc.)	Officer	Hogan, Steve	Natural Person
2.A. (LIFT Orlando, Inc.)	Officer	Saliba, Sy	Natural Person
2.A. (LIFT Orlando, Inc.)	Executive Director	Moratin, Eddy	Natural Person
2.A. (LIFT Orlando, Inc.)	Officer	Dymond, Jr., William T.	Natural Person
2.A. (LIFT Orlando, Inc.)	Director	Sittema, Thomas	Natural Person
2.A. (LIFT Orlando, Inc.)	Director	Hogan, Steve	Natural Person
2.A. (LIFT Orlando, Inc.)	Director	Saliba, Sy	Natural Person
2.A. (LIFT Orlando, Inc.)	Director	Schultz, Lisa	Natural Person
2.A. (LIFT Orlando, Inc.)	Director	Dymond, Jr., William T.	Natural Person

**Principal Disclosures for Applicant**

**APPROVED for HOUSING CREDIT APPLICATION**  
**FHFC Advance Review 10.17.16**

2.A. (LIFT Orlando, Inc.)	Director	Hostetter, Sandy	Natural Person
2.B. (LIFT Orlando, Inc.)	Officer	Sittema, Thomas	Natural Person
2.B. (LIFT Orlando, Inc.)	Officer	Hogan, Steve	Natural Person
2.B. (LIFT Orlando, Inc.)	Officer	Saliba, Sy	Natural Person
2.B. (LIFT Orlando, Inc.)	Executive Director	Moratin, Eddy	Natural Person
2.B. (LIFT Orlando, Inc.)	Officer	Dymond, Jr., William T.	Natural Person
2.B. (LIFT Orlando, Inc.)	Director	Sittema, Thomas	Natural Person
2.B. (LIFT Orlando, Inc.)	Director	Hogan, Steve	Natural Person
2.B. (LIFT Orlando, Inc.)	Director	Saliba, Sy	Natural Person
2.B. (LIFT Orlando, Inc.)	Director	Schultz, Lisa	Natural Person
2.B. (LIFT Orlando, Inc.)	Director	Dymond, Jr., William T.	Natural Person
2.B. (LIFT Orlando, Inc.)	Director	Hostetter, Sandy	Natural Person
3.A. (New Columbia Residential, LLC)	Member	Grauley, James S.	Natural Person
3.A. (New Columbia Residential, LLC)	Member	Khalil, Noel F.	Natural Person
3.A. (New Columbia Residential, LLC)	Manager	Grauley, James S.	Natural Person
3.A. (New Columbia Residential, LLC)	Manager	Khalil, Noel F.	Natural Person
3.B. (New Columbia Residential, LLC)	Member	Grauley, James S.	Natural Person
3.B. (New Columbia Residential, LLC)	Member	Khalil, Noel F.	Natural Person
3.B. (New Columbia Residential, LLC)	Manager	Grauley, James S.	Natural Person
3.B. (New Columbia Residential, LLC)	Manager	Khalil, Noel F.	Natural Person

**Principal Disclosures for the two Developers**

APPROVED for HOUSING CREDIT APPLICATION  
FHFC Advance Review 10.17.16

How many Developers are part of this Application structure? (Please complete the Principal Disclosures for each of the two Co-Developers below.)

2

Select the organizational structure for the first Co-Developer entity:

The first Co-Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

New Affordable Housing Partners, LLC

**First Principal Disclosure Level:**

New Affordable Housing Partners, LLC

[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.	Manager	Grauley, James S.	Natural Person
2.	Manager	Khalil, Noel F.	Natural Person
3.	Member	Grauley, James S.	Natural Person
4.	Member	Khalil, Noel F.	Natural Person

**Principal Disclosures for the two Developers**

APPROVED for HOUSING CREDIT APPLICATION  
FHFC Advance Review 10.17.16

Select the organizational structure for the second Co-Developer entity:

The second Co-Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

LIFT Orlando Community Development, LLC

**First Principal Disclosure Level:**

LIFT Orlando Community Development, LLC

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

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Member	LIFT Orlando, Inc	Non-Profit Corporation
2.	Manager	LIFT Orlando, Inc	Non-Profit Corporation

**Second Principal Disclosure Level:**

LIFT Orlando Community Development, LLC

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

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
1. (LIFT Orlando, Inc)	1.A.	Officer	Sittema, Thomas	Natural Person
1. (LIFT Orlando, Inc)	1.B.	Officer	Hogan, Steve	Natural Person
1. (LIFT Orlando, Inc)	1.C.	Officer	Saliba, Sy	Natural Person
1. (LIFT Orlando, Inc)	1.D.	Officer	Moratin, Eddy	Natural Person
1. (LIFT Orlando, Inc)	1.E.	Officer	Dymond, Jr., William T.	Natural Person
1. (LIFT Orlando, Inc)	1.F.	Director	Sittema, Thomas	Natural Person
1. (LIFT Orlando, Inc)	1.G.	Director	Hogan, Steve	Natural Person
1. (LIFT Orlando, Inc)	1.H.	Director	Saliba, Sy	Natural Person
1. (LIFT Orlando, Inc)	1.I.	Director	Schultz, Lisa	Natural Person
1. (LIFT Orlando, Inc)	1.J.	Director	Dymond, Jr., William T.	Natural Person
1. (LIFT Orlando, Inc)	1.K.	Director	Hostetter, Sandy	Natural Person
2. (LIFT Orlando, Inc)	2.A.	Officer	Sittema, Thomas	Natural Person
2. (LIFT Orlando, Inc)	2.B.	Officer	Hogan, Steve	Natural Person
2. (LIFT Orlando, Inc)	2.C.	Officer	Saliba, Sy	Natural Person
2. (LIFT Orlando, Inc)	2.D.	Officer	Moratin, Eddy	Natural Person
2. (LIFT Orlando, Inc)	2.E.	Officer	Dymond, Jr., William T.	Natural Person
2. (LIFT Orlando, Inc)	2.F.	Director	Sittema, Thomas	Natural Person
2. (LIFT Orlando, Inc)	2.G.	Director	Hogan, Steve	Natural Person
2. (LIFT Orlando, Inc)	2.H.	Director	Saliba, Sy	Natural Person
2. (LIFT Orlando, Inc)	2.I.	Director	Schultz, Lisa	Natural Person
2. (LIFT Orlando, Inc)	2.J.	Director	Dymond, Jr., William T.	Natural Person
2. (LIFT Orlando, Inc)	2.K.	Director	Hostetter, Sandy	Natural Person

### Role of the Non-profit Entity

Affordable Housing Institute, Inc. (AHI) is a 501(c)3 non-profit entity as defined under Rule Chapter 67-48, F.A.C. AHI is the sole manager/member of AHI Hawthorne Park, LLC, which is the Applicant's co-general partner. AHI will materially and substantially participate in the ongoing oversight and management of the property once completed, and will also receive a pro-rata distribution of all net operational profits. AHI will also participate in the development entity as a member. AHI will be involved in the design, construction, and lease-up of the development, and as such will receive 25% of the developer fee. This arrangement has been mutually agreed upon by both parties and is equitable based on the role of each party.