

**BEFORE THE
FLORIDA HOUSING FINANCE CORPORATION**

**HOGAN CREEK REDEVELOPMENT
PARTNERS, LLC,**

Petitioner,

vs.

**FLORIDA HOUSING FINANCE
CORPORATION,**

Respondent.

**FHFC Case No. 2018-023BP
FHFC RFA No. **2017-114**
Petitioner's Application No. **2018-074C****

**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. 2017-114, at Section Six, and Rules 28-106.205 and 67-60.009, Fla. Admin. Code; Petitioner HOGAN CREEK REDEVELOPMENT PARTNERS, LLC, ("Petitioner" or "Hogan Creek"), an applicant for funding in Florida Housing Finance Corporation Request for Applications ("RFA") No. 2017-114 for Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments, hereby files its formal written protest concerning the proposed eligibility and funding determinations of Respondent Florida Housing Finance Corporation in RFA 2017-114. Hogan Creek was preliminarily selected for funding in this RFA, and does not contest that determination. In support of this Protest and Petition, Petitioner state 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”) for preservation of existing housing is request for Applications (“RFA”) 2017-114. By notice posted on its website, FHFC has given notice of its intent to award tax credits to six (6) applicants, including Hogan Creek. FHFC also posted notice at the same time of its determination or which applicants were “eligible” for consideration for funding; Florida Housing found all eight (8) applicants who applied in RFA 2017-114 to be eligible for consideration.

2. Petitioner, HOGAN CREEK REDEVELOPMENT PARTNERS, LLC, (“Petitioner” or “Hogan Creek”) is a Florida limited liability company, whose business address is 205 E. Central Blvd. #304, Orlando, Florida 32801. 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.

3. Petitioner Hogan Creek submitted an application, assigned Application No. 2018-074C, in RFA 2017-114 seeking an award of tax credits in the annual amount of \$1,660,000. Petitioner proposed to acquire and preserve a 183-unit development for Elderly residents in Duval County, with all 183 units to be set-aside for low income tenants making at or below 60% of Area Median Income (“AMI”) (including 20% of the units for Extremely Low Income tenants making at or below 33% AMI). FHFC has announced its intention to award funding to six (6) Developments, excluding Petitioner.

Notice

4. On Friday, March 16, 2018, at approximately 12:55 p.m., Petitioner and all other participants in RFA 2017-114 received notice that FHFC’s Board of Directors had determined which applications were eligible or ineligible for consideration for funding, and to select certain

eligible applicants for awards of tax credits, subject to satisfactory completion of the credit underwriting process. Such notice was provided by the posting of two spreadsheets, one listing the “eligible” and “ineligible” applications in RFA 2017-114 (copy attached as Exhibit “A”) and one identifying the applications which FHFC proposed to fund (copy attached as Exhibit “B”) on the Florida Housing website, www.floridahousing.org. 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.

Substantial Interests Affected

5. 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 approved for funding. Petitioner cannot proceed with the proposed preservation of its development for low income tenants without the award of the requested funding. If as a result of this proceeding Hogan Creek does not receive funding it will be unable to acquire and preserve affordable housing.

Nature of the Controversy

RFA 2017-114 Ranking and Selection Process

6. Through the RFA 2017-114 process, FHFC seeks to award up to an estimated \$6,655,500 of Housing Credits to applicants who commit to preserve, or to acquire and preserve, existing affordable housing developments. Generally, applicants must agree to set-aside at least 80% of the units for persons making at or below 60% of Area Median Income (“AMI”). In this RFA, applicants were also required to set-aside a portion of the units for tenants who are

considered “Extremely Low Income” (“ELI”), which is a lower percentage of AMI that varies by county. For Duval County, where Petitioner proposes to acquire and preserve its development, the ELI level is 33% of AMI.

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

Application Submission and Processing

8. Florida Housing received eight (8) Applications seeking funding in RFA 2017-114. The applications were received, processed, deemed eligible or ineligible, scored, and ranked, presumably pursuant to the terms of RFA 2017-114; 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 8 Applications submitted to FHFC in RFA 2017-114, all eight (8) were found “eligible.” The spreadsheet created by Florida Housing and attached hereto as Exhibit “A” identifies all eligible applications (and other relevant information).

9. The RFA specifies an “Application Sorting Order” to rank eligible 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 10 points. All eight eligible applicants in RFA 2017-114 received a score of 10 points.

10. Many applicants achieve tie scores, and in anticipation of that occurrence FHFC designed the RFA to set out an Application Sorting Order that incorporates a series of “tie-

breakers.” The tie-breakers for applicants in this RFA, in order of applicability, are:

- (a) First, by a Proximity Funding Preference to favor applicants who are within certain specified distances of services the tenants would need. All eight applications, including Petitioner, were deemed by FHFC to satisfy this preference.
- (b) Second, by Age of Development, with Developments built in 1986 or earlier receiving a preference over relatively newer developments. All eight Applications, including Petitioner, were deemed by FHFC to satisfy this preference.
- (c) Third, by a Rental Assistance (“RA”) preference. Applicants are assigned an RA level based on the percentage of units within their development that receive rental assistance. Applicants with an RA level at 1, 2, or 3 (meaning at least 75% of the units receive rental assistance) receive the preference. All eight Applications, including Petitioner, were deemed by FHFC to satisfy this preference.
- (d) Fourth, by a Concrete Construction Funding Preference. All eight Applications, including Petitioner, were deemed by FHFC to satisfy this preference.
- (e) Fifth, by a Per Unit Construction Funding Preference. All eight Applications, including Petitioner, were deemed by FHFC to satisfy this preference.
- (f) Sixth, by a Leveraging Classification that favors applicants who require a lower amount in housing credits per affordable housing unit than other applicants. Generally, the least expensive 80% of eligible applicants (Group “A”) receive a preference over the most expensive 20% (Group “B”). Seven of the Applicants, including Petitioner, were designated Group A and received the preference. Only

Application 2018-071C, Cathedral Townhouse, was designated a Group B application.

(g) Seventh, by an Applicant's specific RA level, with Level 1 applicants receiving the most preference and Level 6 at the least. All eight Applications, including Petitioner, received the RA Level 1 preference (highest).

(h) Eighth, by a Florida Job Creation Preference. All eight Applications, including Petitioner, were deemed by FHFC to satisfy this preference.

11. FHFC employs a "Funding Test" to be used in the selection of applications for funding in this RFA. The "Funding Test" requires that the amount of Housing Credit funding remaining (unawarded) when a particular application is being considered for selection must be enough to fully fund that applicant's Housing Credit request amount; partial funding will not be given.

12. In selecting among eligible applicants for funding, FHFC also applies a "County Award Tally." The County Award Tally is designed to prevent a disproportionate concentration of funded developments in any one county. Generally, before a second application can be funded in any given county, all other counties which are represented by an eligible applicant must receive an award of funding, subject to the Funding Test.

13. The RFA set out an order of funding selection for eligible applicants, after eligible applicants were ranked. That funding selection, subject in all cases to the Funding Tests and the County Award Tally, is as follows:

- (1) The highest ranked eligible Non-profit applicant;
- (2) One RD 515 Development* (in any Demographic Category) in a Medium or Small County;

- (3) One Non-RD 515 Development in the Family Demographic Category (in any sized County);
- (4) The highest ranked Non-RD 515 Application (or Applications) with the Demographic of Elderly or Person with Disability; and
- (5) If funding remains after all eligible Non-RD 515 applicants for Housing for the Elderly or Persons with a Disability are funded, then the highest ranked RD 515 applicant in the Elderly Demographic (or, if none, then the highest ranked RD 515 applicant in the Family Demographic).

*An "RD 515" Development is a development which has received a portion of its funding through a specific U.S. Department of Agriculture funding program.

14. Following eligibility determinations and the application of funding preferences in the selection process, Florida Housing selected six applicants for funding, as follows:

Non-profit Goal:

2018-070C, Palms of Deerfield Beach (Broward)

RD 515 in Medium or Small County:

2018-073C, Colonial Pines (Lake)

Non-RD Family Development:

2018-075C, Cocoa Sunrise Terrace (Brevard)

Non-RD Elderly or Persons with Disability:

2018-074C, Hogan Creek (Duval)

2018-072C, Pembroke Tower (Broward)

RD 515 Elderly or Family:

2018-068C, Southern Villas of Perry (Taylor)

15. Florida Housing's Board of Directors approved the funding selections listed in the preceding paragraph. To the best of Hogan Creek's knowledge, the following applicants filed Notices of Protest in response to these awards of housing credit funding:

2018-069C, St. Andrews Tower I, Broward County (not funded)
2018-070C, Palms of Deerfield Beach, Broward County (funded)
2018-071C, Cathedral Townhouse, Duval County (not funded)
2018-072C, Pembroke Tower, Broward County (funded)
2018-074C, Hogan Creek, Duval County (funded)

Note that three of these Notice filers (including Hogan Creek) are funded applicants. The other two were deemed eligible but were not selected for funding. It is unknown at this time which competing applicants any of these protesters will seek to displace from funding, or what issues any of these protesters will raise. To the extent any such protestors seek to displace Hogan Creek from funding, Hogan Creek reserves the right to raise eligibility, scoring, and ranking issues against any and all applicants.

Eligibility Issues

Cathedral Townhouse, 2018-071C

16. At this time, Hogan Creek has identified one potential issue regarding the application of Cathedral Townhouse, relating to site plan approval.

17. On its Site Plan Approval Form submitted by Cathedral Townhouse as Attachment 9 to its application, the Applicant checked the button indicating that the Development “is rehabilitation without any new construction and does not require additional site plan approval or similar process.” A copy of Cathedral Townhouse’s Site Plan Approval Status Form is attached to this Petition as Exhibit D. Upon information and belief, a site plan approval process is in fact required for Cathedral Townhouse, as it is in the City of Jacksonville Downtown Overlay District. To the best of Petitioner’s knowledge, Cathedral Townhouse has not yet undergone that review.

St. Andrew Tower, 2018-069C

18. At Attachment 9 to its Application, St. Andrew Tower included a form for the Verification of Status of Site Plan Approval. The option checked on this form by St. Andrew was

that the Development “does not require additional site plan approval or similar process.” A copy of the St. Andrew’s site plan approval status form is attached hereto as Exhibit E.

19. To the best of Petitioner’s knowledge, this is incorrect. An additional site plan review is required for this Development, and that option should not have been selected. The form as completed is inaccurate.

Disputed Issues

20. Petitioner has at this time identified the following disputed issues of fact:
- a. Whether Cathedral Townhouse must undergo additional site plan review at the local level; and, if so, whether Florida Housing’s acceptance of Cathedral Townhouse’s Site Plan Approval Status form stating the contrary would be contrary to the RFA, arbitrary, capricious, clearly erroneous, and contrary to competition.
 - b. Whether St. Andrew Tower I must undergo additional site plan review at the local level; and, if so, whether Florida Housing’s acceptance of St. Andrew Tower I’s Site Plan Approval Status form stating the contrary would be contrary to the RFA, arbitrary, capricious, clearly erroneous, and contrary to competition.

Petitioner reserves the right to raise additional eligibility, scoring, and funding selection issues regarding other applicants.

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

21. As its concise statement of ultimate fact, Petitioner asserts that its application was properly selected for funding, and that Florida Housing’s eligibility, scoring, ranking, and funding selection determinations are correct except as to Cathedral Townhouse, whose site plan approval

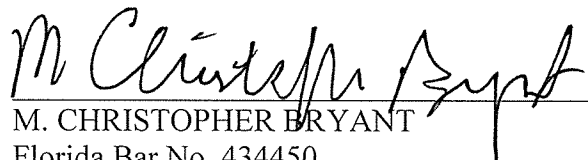
status form should not be accepted, and St. Andrew Tower, whose site plan approval status form should not be accepted.

22. Petitioner seeks entry of recommended and final orders finding Petitioner's application eligible for funding and entitled to funding as preliminarily awarded. Petitioner is entitled to this relief by the terms and conditions of 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

23. 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 2nd day of April, 2018.



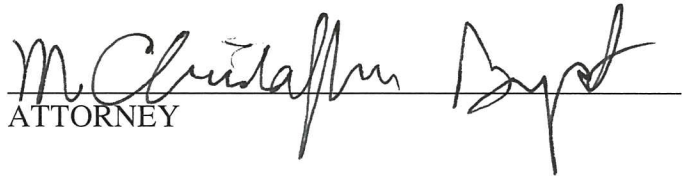
M. CHRISTOPHER BRYANT
Florida Bar No. 434450
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Email: cbryant@ohfc.com

Attorney for Hogan Creek Redevelopment Partners,
LLC

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 Agency Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329 (CorporationClerk@floridahousing.org) , and a copy via hand delivery and e-mail to the following this 2nd 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


ATTORNEY

Exhibits to Hogan Creek Formal Written Protest

- A. FHFC Spreadsheet of Eligible and Ineligible Applications in RFA 2017-114, posted March 16, 2018
- B. FHFC Spreadsheet of Proposed Awards of Funding in RFA 2017-114, posted March 16, 2018
- C. Hogan Creek's Notice of Protest, filed March 21, 2018
- D. Cathedral Townhouse Site Plan Approval Status form
- E. St. Andrew Tower Site Plan Approval Status form

RFA 2017-114 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo.	Total Units	HC Request Amount	Eligible For Funding?	NP?	RD 515?	Total Points	Proximity Funding Preference	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
2018-068C	Southern Villas of Perry Apartments	Taylor	S	Martin H. Petersen	Hallmark Development Partners, LLC;	F	35	317,000.00	Y	N	Y	10	Y	Y	Y	Y	Y	A	1	Y	8
2018-069C	St. Andrew Tower I	Broward	L	Kenneth Naylor	St. Andrew Towers I Development, LLC;	E, Non-ALF	219	1,660,000.00	Y	Y	N	10	Y	Y	Y	Y	Y	A	1	Y	7
2018-070C	The Palms of Deerfield Apartments	Broward	L	Dr. Nadine Jarmon	Deerfield Beach Family Empowerment, Inc.; SHAG Development, LLC	E, Non-ALF	100	1,124,217.00	Y	Y	N	10	Y	Y	Y	Y	Y	A	1	Y	3
2018-071C	Cathedral Townhouse	Duval	L	Teresa K Barton	Cathedral Townhouse Redevelopment Associates LLC;	E, Non-ALF	177	1,660,000.00	Y	Y	N	10	Y	Y	Y	Y	Y	B	1	Y	2
2018-072C	Pembroke Tower Apartments	Broward	L	Scott C Seckinger	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	126	1,360,000.00	Y	N	N	10	Y	Y	Y	Y	Y	A	1	Y	1
2018-073C	Colonial Pines Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation;	F	30	214,841.00	Y	N	Y	10	Y	Y	Y	Y	Y	A	1	Y	6
2018-074C	Hogan Creek	Duval	L	Joseph J Chambers	Jacksonville Redevelopment Partners, LLC; Jax Urban Initiatives Development, LLC	E, Non-ALF	183	1,660,000.00	Y	N	N	10	Y	Y	Y	Y	Y	A	1	Y	5
2018-075C	Cocoa Sunrise Terrace	Brevard	M	Herbert Hernandez	CHA Real Estate, Inc.; SHAG Development, LLC	F	183	1,510,000.00	Y	Y	N	10	Y	Y	Y	Y	Y	A	1	Y	4

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 2017-114 - Board Approved Preliminary Awards

Total HC Available for RFA	6,655,500.00
Total HC Allocated	6,186,058.00
Total HC Remaining	469,442.00

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo.	HC Request Amount	NP?	RD 515?	Total Points	Proximity Funding Preference	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Lottery Number
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Non-Profit Goal

2018-070C	The Palms of Deerfield Apartments	Broward	L	Dr. Nadine Jarmon	Deerfield Beach Family Empowerment, Inc.; SHAG Development, LLC	E, Non-ALF	1,124,217.00	Y	N	10	Y	Y	Y	Y	A	1	3
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RD 515 Development in Medium or Small County Goal

2018-073C	Colonial Pines Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation;	F	214,841.00	N	Y	10	Y	Y	Y	Y	A	1	6
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Non-RD 515 Development Family Demographic Goal

2018-075C	Cocoa Sunrise Terrace	Brevard	M	Herbert Hernandez	CHA Real Estate, Inc.; SHAG Development, LLC	F	1,510,000.00	Y	N	10	Y	Y	Y	Y	A	1	4
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Non RD 515 Development Applications with the Elderly or Persons with a Disability Demographic

2018-074C	Hogan Creek	Duval	L	Joseph J Chambers	Jacksonville Redevelopment Partners, LLC; Jax Urban Initiatives Development, LLC	E, Non-ALF	1,660,000.00	N	N	10	Y	Y	Y	Y	A	1	5
2018-072C	Pembroke Tower Apartments	Broward	L	Scott C Seckinger	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	1,360,000.00	N	N	10	Y	Y	Y	Y	A	1	1

RD 515 Elderly or RD 515 Family Application

2018-068C	Southern Villas of Perry Apartments	Taylor	S	Martin H. Petersen	Hallmark Development Partners, LLC;	F	317,000.00	N	Y	10	Y	Y	Y	Y	A	1	8
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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.

**BEFORE THE
FLORIDA HOUSING FINANCE CORPORATION**

RE: RFA 2017-114, Housing Credit Financing for The Preservation of Existing Affordable Multifamily Housing Developments
Notice of Protest by Hogan Creek Redevelopment Partners, LLC, Application No. 2018-074C

NOTICE OF PROTEST

Pursuant to Section 120.57(3), Fla. Stat.; Rule 28-110, Fla. Admin. Code; and RFA 2017-114 at Section Three, HOGAN CREEK REDEVELOPMENT PARTNERS, LLC., Application No. 2018-074C, hereby gives notice of its intent to protest the Notice regarding RFA 2017-114, copy attached as Exhibit A. Exhibit A was issued by the Florida Housing Finance Corporation via email on Friday, March 16, 2018.

This notice is being filed by electronic delivery on this date, and will be followed by the original signed document within 5 business days.

Respectfully,

Hogan Creek GP, LLC, on behalf of itself and as a manager of Hogan Creek Redevelopment Partners, LLC



Joseph Chambers, its Manager
205 E. Central Blvd. Suite 304
Orlando, FL 32801
(407) 341-4550
ichambers@gardnercapital.com

RFA 2017-114 - Board Approved Preliminary Awards

Total HC Available for RFA	6,655,500.00
Total HC Allocated	6,186,058.00
Total HC Remaining	469,442.00

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo.	HC Request Amount	NP?	RD 515?	Total Points	Proximity Funding Preference	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Lottery Number
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Non-Profit Goal

2018-070C	The Palms of Deerfield Apartments	Broward	L	Dr. Nadine Jarmon	Deerfield Beach Family Empowerment, Inc.; SHAG Development, LLC	E, Non-ALF	1,124,217.00	Y	N	10	Y	Y	Y	Y	A	1	3
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RD 515 Development in Medium or Small County Goal

2018-073C	Colonial Pines Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation;	F	214,841.00	N	Y	10	Y	Y	Y	Y	A	1	6
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Non-RD 515 Development Family Demographic Goal

2018-075C	Cocoa Sunrise Terrace	Brevard	M	Herbert Hernandez	CHA Real Estate, Inc.; SHAG Development, LLC	F	1,510,000.00	Y	N	10	Y	Y	Y	Y	A	1	4
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Non RD 515 Development Applications with the Elderly or Persons with a Disability Demographic

2018-074C	Hogan Creek	Duval	L	Joseph J Chambers	Jacksonville Redevelopment Partners, LLC; Jax Urban Initiatives Development, LLC	E, Non-ALF	1,660,000.00	N	N	10	Y	Y	Y	Y	A	1	5
2018-072C	Pembroke Tower Apartments	Broward	L	Scott C Seckinger	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	1,360,000.00	N	N	10	Y	Y	Y	Y	A	1	1

RD 515 Elderly or RD 515 Family Application

2018-068C	Southern Villas of Perry Apartments	Taylor	S	Martin H. Petersen	Hallmark Development Partners, LLC;	F	317,000.00	N	Y	10	Y	Y	Y	Y	A	1	8
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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.



Cathedral Townhouse

177 Units of Elderly Housing
Located at 501 N. Ocean St., Jacksonville

Application to:

Florida Housing Finance Corporation

RFA 2017-114

*Housing Credit Financing for the **PRESERVATION**
of Existing Affordable Multifamily Housing Developments*

ATTENTION:

Director of Multifamily Allocations
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

December 15, 2017

Attachment

9

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF STATUS
OF SITE PLAN APPROVAL FOR MULTIFAMILY DEVELOPMENTS**

FHFC Application Reference: ~~RFA 2016-116~~ RFA 2017-114

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Cathedral Townhouse

501 N Ocean St

Development Location: Jacksonville, FL 32202

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)

Mark the applicable statement:

1. The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process. The final site plan, in the applicable zoning designation, was approved on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by action of the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

2. The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process, and (i) this jurisdiction provides either preliminary site plan approval or conceptual site plan approval which has been issued, or (ii) site plan approval is required for the new construction work and/or the rehabilitation work; however, this jurisdiction provides neither preliminary site plan approval nor conceptual site plan approval, nor is any other similar process provided prior to issuing final site plan approval. Although there is no preliminary or conceptual site plan approval process and the final site plan approval has not yet been issued, the site plan, in the applicable zoning designation, has been reviewed.

The necessary approval and/or review was performed on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

3. The above-referenced Development, in the applicable zoning designation, is rehabilitation without any new construction and does not require additional site plan approval or similar process.

CERTIFICATION

I certify that the City/County of Jacksonville has vested in me the authority to verify status of site plan

(Name of City or County)

Approval as specified above and I further certify that the information stated above is true and correct.

Signature



Print or Type Title

ZONING ADMINISTRATOR

Print or Type Name

SEAN KELLY

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to site plan approval, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatures. If this certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.



ST. ANDREW TOWER I
Broward County

REQUEST FOR APPLICATIONS
2017-114

Housing Credit Financing for
the Preservation of Existing Affordable
Multifamily Housing Developments

COPY

SUBMITTED TO:
Director of Multifamily Allocations
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000,
Tallahassee, FL 32301

December 15, 2017

Attachment

9

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF STATUS
OF SITE PLAN APPROVAL FOR MULTIFAMILY DEVELOPMENTS**

FHFC Application Reference: ~~2017-116~~ 2017-114
Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: St. Andrew Tower I

Development Location: 2700 NW 99th Avenue, Coral Springs
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).

Mark the applicable statement:

1. The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process. The final site plan, in the applicable zoning designation, was approved on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by action of the appropriate City/County legally authorized body: e.g. council, commission, board, department, division, etc., responsible for such approval process.

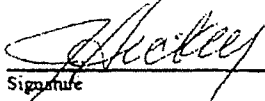
2. The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process, and (i) this jurisdiction provides either preliminary site plan approval or conceptual site plan approval which has been issued, or (ii) site plan approval is required for the new construction work and/or the rehabilitation work; however, this jurisdiction provides neither preliminary site plan approval nor conceptual site plan approval, nor is any other similar process provided prior to issuing final site plan approval. Although there is no preliminary or conceptual site plan approval process and the final site plan approval has not yet been issued, the site plan, in the applicable zoning designation, has been reviewed.

The necessary approval and/or review was performed on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by the appropriate City/County legally authorized body: e.g. council, commission, board, department, division, etc., responsible for such approval process.

3. The above-referenced Development, in the applicable zoning designation, is rehabilitation without any new construction and does not require additional site plan approval or similar process.

CERTIFICATION

I certify that the City/County of City of Coral Springs has vested in me the authority to verify status of site plan approval as specified above and I further certify that the information stated above is true and correct.
(Name of City or County)



Signature
Assistant Director of Development Services

Print or Type Title

James P. Hickey AICP

Print or Type Name

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to site plan approval, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If this certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.