

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

WORKFORCE HOUSING  
VENTURES, INC.

Petitioner,  
vs.

FLORIDA HOUSING FINANCE  
CORPORATION,

Respondent.

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FHFC Case No. 2017-051BP

*FHFC Case no. 2017051*

RFA No. 2017-105

Application No. 2017-259H

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FINANCE CORPORATION

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

Petitioner, WORKFORCE HOUSING VENTURES, INC. (“WHV”), pursuant to sections 120.57(3), Florida Statutes (“F.S.”), and Rule 28-110 and 67-60, Florida Administrative Code (“FAC”) hereby files this Formal Written Protest and Petition for Administrative Hearing regarding the scoring decision of Respondent, FLORIDA HOUSING FINANCE CORPORATION (“Florida Housing”) to award funding to responsive bidders pursuant to Request for Application 2017-105 HOME Financing to be Used for Rental Developments in Rural Areas (“RFA”). In support WHV provides as follows:

1. WHV is a Florida Corporation in the business of providing affordable housing. WHV is located at 36739 State Road 52, Suite 210A, Dade City, Florida 33525. For the purposes of this proceeding, WHV’s phone number is that of its undersigned attorneys.
2. Florida Housing is the allocating agency for the State of Florida that was granted the authority to issue RFA 2017-105 for the purpose of providing much needed affordable

housing. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301.

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3. On March 24, 2017, Florida Housing issued the RFA to award an estimated \$15,000,000 in HOME Investment Partnership Program loan funding.

4. Through the issuance of the RFA Florida Housing sought to solicit proposals from qualified Applicants that would provide housing consistent with the terms and conditions of the RFA, applicable laws, rules, and regulations.

5. On April 20, 2017, WHV submitted an Application in Response to the RFA which included information concerning a 46 unit apartment complex in Suwannee County, Florida, named Live Oak Square. Florida Housing received 9 applications in response to the RFA (see Exhibit A). Through the Application, WHV was requesting \$5,000,000.00 in HOME funding assistance for its proposed project. WHV believed that it had satisfied all requirements of the RFA.

6. As the owner and developer of a project seeking HOME funding, WHV is substantially affected by the evaluation and scoring of the responses to the RFA. The results of this and related proceedings may affect WHV's ability to obtain funding through the RFA.

7. Consistent with the primary mission and goal of the RFA, WHV's Development will provide much needed affordable housing and services. Without the funds provided by the RFA, WHV will be unable to provide this much needed affordable housing. Accordingly WHV's substantial interests are affected by the decisions made by Florida Housing.

8. At Section Four the RFA lists those items which must be included in a response to the RFA as found in the Application Exhibit A. Included in these items at Section Four (A) is information concerning the Applicant and the Developer and the Development.

9. The RFA at Section Five describes the Applicant Scoring and Evaluation Process. The eligibility items for the RFP are listed at page 37 of the RFA. At page 39 the RFA lists the selection process and a specific CHDO Set-Aside.

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10. Specifically at Section Five the RFA sets out the Selection Process as follows:

- A. Application Sorting Order - All eligible Applications will be sorted in the following order:
  - a. First, preference will be given to Applications proposing Developments located in Small Counties (county sizes are described in Section Four, A.5.b.(1) of the RFA);
  - b. Next, preference will be given to Applications that qualify for the HOME Funding Experience Preference described in Section Four, A.4.a.(3)(b) of the RFA;
  - c. Next, preference will be given to Applications that qualify for the Previous Affordable Housing Experience Funding Preference described in Section Four, A.4.a.(3)(a) of the RFA;
  - d. Next, by percentage resulting from the Applicant's Eligible HOME Request Amount divided by the maximum award amount the Applicant is eligible to request (rounded to two (2) decimal places of the percentage). Applications will be listed in ascending order beginning with the Application with the lowest percentage and ending with the Application that has the highest percentage;

11. Specifically at Section Six the RFA sets out the Award Process as follows:

- A. Committee members shall independently evaluate and score their assigned portions of the submitted Applications, consulting with non-committee Corporation staff and legal counsel as necessary and appropriate.
- B. The Committee shall conduct at least one public meeting during which the Committee members may discuss their evaluations, select Applicants to be considered for award, and make any adjustments deemed necessary to best serve the interests of the Corporation's mission. The Committee will list the Applications deemed eligible for funding in order, applying the funding selection criteria outlined in Section Five above, and develop a recommendation or series of recommendations to the Board.
- C. The Board may use the Applications, the Committee's scoring, any other information or recommendation provided by the Committee or staff, and any other information the Board deems relevant in its selection of

Applicants to whom to award funding. Notwithstanding an award by the Board pursuant to this RFA, funding will be subject to a positive recommendation from the Credit Underwriter based on criteria outlined in ~~the credit underwriting provisions in Rule Chapter 67-48, F.A.C.~~

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12. On June 6, 2017, the designated Review Committee met and considered the Applications responding to the RFA. At the meeting the Review Committee orally listed and manually input the scores for each section of each RFA Response and ultimately made recommendations to the Board of Directors for their consideration. The Review Committee consisted of Florida Housing staff.

13. During the meeting, the Review Committee determined that the WHV Application was eligible for funding. At the conclusion of the Review Committee meeting the committee voted to send a funding recommendation to Florida Housing Board of Directors for Approval (see Exhibit B).

14. On June 16, 2017, Florida Housing's Board of Directors accepted the Review Committee's ranking and funding recommendations which included finding WHV eligible, however out of the funding range due to lack of overall funding available. Had the WHV Application been scored properly, it would have been in the funding range and selected (see Exhibit C).

15. On June 20, 2017, WHV timely filed its Notice of Intent to Protest (see Exhibit D). This Formal Written Protest is being timely filed and Florida Housing has waived the bid protest bond requirement for the RFA. As a Developer of affordable housing in need of supplemental funding, WHV's substantial interests are affected by Florida Housing's decision not to award the necessary funding pursuant to the RFA.

16. As it relates to the sole reason of not falling into the funding range selected by the Florida Housing Board, a wrong mathematical calculation was used by the Review Committee in determining a percentage of HOME “leverage”.

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17. The RFA Application, Exhibit A, Section 12 (Funding), Subsection (a.) requires an applicant to state the HOME Request Amount.

18. The RFA Application, Exhibit A, Section 12 (Funding), Subsection (b.) requires an applicant to complete a chart concerning HOME-Assisted (set-aside) Units. Once completed, this chart will calculate the “Maximum Per Unit HOME Rental FHFC Subsidy Limit”, as labeled on one of the chart columns (see Exhibit E).

19. Upon calculating the percentage resulting from the Applicant’s Eligible HOME Request Amount divided by the maximum award amount the Applicant is eligible to request, the Review Committee used the Florida Housing capped rate of \$5,000,000 vs. the maximum amount listed on the chart in Section 12.b. The proper maximum amount was properly listed on the Florida Housing Applications Submitted Report (see Exhibit A).

20. Florida Housing’s scoring decision is erroneous for one mathematical reason. The calculation should have been used off the maximum amount listed in the chart (and reaffirmed on the Applications Submitted Report) vs. the Florida Housing capped rate.

21. For example, using the same exact rule verbatim to other previous RFA’s and setting precedence for how to do the calculation per the rule, the rate in the amount in the chart has been accepted by Florida Housing previously to use for the calculation of percentage. Even in the most recent cycle, RFA 2016-101 this maximum chart amount was used vs. the capped rate. (see Exhibit F).

22. Had this proper calculation been used, the Applicant would have fallen into one of the top three spots that funding was available for and they would have been selected.

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23. WHV reserves the right to amend this petition as additional documents and facts are discovered.

24. Material issues to be resolved:

- a. Whether the review of WHV's Application was inconsistent with the RFA requirements.
- b. Whether Florida Housing's review and actions taken concerning WHV's Application was arbitrary or capricious, clearly erroneous and contrary to competition.

WHEREFORE, WHV requests that a settlement meeting be scheduled and if settlement is not reached the scheduling of a hearing and entry of an order determining that Florida Housing's review and scoring of WHV's Application was contrary to the RFA specifications and to Florida Housing's governing statutes, rules and policies to such an extent as to be arbitrary, capricious, contrary to competition, and clearly erroneous.

Respectfully submitted,



Patrick P. Sullivan, Esq.  
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Attorney for Petitioner  
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St. Petersburg FL 33707  
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Fax (727) 328-9392  
[patrick.p.sullivan@gmail.com](mailto:patrick.p.sullivan@gmail.com)  
FBN: 0060440

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been filed by email to Kate Flemming, Corporation Clerk, Florida Housing Finance Corporation, at both Kate.Flemming@FloridaHousing.org and CorporationClerk@FloridaHousing.org, this 3rd day of July 2017.

  
Patrick P. Sullivan, Esq.

# EXHIBIT A

## RFA 2017-105 Application Submitted Report (Subject to further verification and review)

Application Number	Name of Proposed Development	County	County Site	Development Location	CHD?7	Contact Person	Name Of Applicant	Developer	MP?	Demographic?	Affordable Housing?	HOME funding experience?	DIP_latitude	DIP_longitude	Scattered Sites?	LDAT	Total Units	Development Category	Development Type	Concrete?	Occupied Units?	Match Amt	HDMR Request Amount	Total Maximum Per Unit HOME Rental FHC Subsidy Limit	Maximum HOME Request Amount	Lottery Number
2017-259H	Live Oak Square	Suwannee	S	1620 Walker Ave. SW, Uve Oak, FL 32064	N	Brian M. Smith	Workforce Housing Ventures, Inc.	Workforce Housing Ventures, Inc.; GHD Construction Services, Inc.	Y	F	Y	Y	30.27988	-82.9964	N	N	46	NC	DX	Y	N	0	5,000,000	7,331,618	5,000,000	8
2017-260H	Village Springs	Walton	S	171 W. Orange Ave., DeFuniak Springs, FL 32435	N	Brian M. Smith	Workforce Housing Ventures, Inc.	Workforce Housing Ventures, Inc.; GHD Construction Services, Inc.	Y	F	Y	Y	30.71950	-86.1241	N	N	50	NC	DX	Y	N	0	4,686,300	7,243,256	5,000,000	1
2017-261H	Gateway Manor	Gulf	S	Clifford Sims Drive & Harbor Street, Port St. Joe, Florida	N	Renee Samuel	Paces Gateway Manor, LLC	The Paces Foundation, Inc.	Y	E	Y	Y	29.62035	-85.293	N	N	30	NC	G	N	N	0	3,957,167	3,957,167	3,957,167	7
2017-262H	St. John Paul II Villas, Phase II	DeSoto	S	2516 S.E. Hillsborough Avenue, Arcadio, Florida 34286	N	Eric C Miller	St. John Paul II Housing, Inc.	National Development of America, Inc.	Y	E	Y	Y	27.18804	-81.8553	N	N	32	NC	DX	Y	N	5,000,000	3,800,000	4,554,480	4,554,480	6
2017-263H	Villages of Bushnell	Sumter	M	West side of County Road 313 approximately 1800' north of intersection of CR 313 & West CR 48, City of Bushnell, FL 33513	N	Sean K Marks	Brevard Community Partnership, Inc.	Arrington Developers of Florida, LLC	Y	E	Y	Y	28.67993	-82.1457	N	N	40	NC	G	N	N	0	4,334,883	5,695,100	5,000,000	2
2017-264H	Kingsley Commons	Nassau	S	96134 Mt Zion Loop Yulee (Unincorporated Nassau County), FL	N	Brianne E Herfer	SP Commons LLC	Southport Development, Inc. a Washington corporation doing business in Florida as Southport Development Services, Inc.	N	F	Y	Y	30.61908	-81.5301	N	N	32	NC	G	N	N	0	5,000,000	6,468,128	5,000,000	3
2017-265H	Towns of Okeechobee Phase 2	Okeechobee	S	312, 330, 422, and 442 NW 22nd Lane, Okeechobee	Y	Don D Patterson	Towns of Okeechobee, LLC	MFR/REVA Development LLC; Judd Roth Real Estate Development, Inc.; Banyan Development Group, LLC	Y	F	Y	Y	27.26104	-80.8327	Y	N	22	NC	TH	N	N	0	3,600,000	4,446,838	4,446,838	4
2017-266H	Weldon Street Apartments	Bradford	S	Commence at a Railroad Spike located at the SE Corner of said Section 20 and run N00°05'0"E along the Easterly boundary thereof 37.03 feet to the Northern boundary of the R/W of County Road 229 in Starke, Florida 32091	N	Shawn L Hicks	Weldon Street Redevelopment LLC	Commonwealth Development Corporation of America	N	F	Y	Y	29.95333	-82.1187	N	N	50	NC	TH	N	N	0	4,700,000	6,615,655	5,000,000	9
2017-267H	Crill Avenue Apartments	Putnam	S	Crill Avenue, Palatka, FL Tax Parcel ID 05-20-26-0000-0798-0010	N	Shawn L Hicks	Crill Avenue Redevelopment LLC	Commonwealth Development Corporation of America	N	F	Y	Y	29.63957	-81.69790	N	N	50	NC	TH	N	N	0	4,900,000	6,615,655	5,000,000	5



# EXHIBIT B

## RFA 2017-105 – All Applications

Application Number	Name of Development	County	HOME Request Amount	Total Match Amount	Eligible for Funding?	Qualified for CHDO Preference?	County Size	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Total Maximum HOME Rental FHFC Subsidy Limit	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
<b>Eligible Applications</b>														
2017-259H	Live Oak Square	Suwannee	5,000,000	-	Y	N	S	Y	Y	5,000,000	100.00%	0.00%	Y	8
2017-260H	Village Springs	Walton	4,686,300	-	Y	N	S	Y	Y	5,000,000	93.73%	0.00%	Y	1
2017-261H	Gateway Manor	Gulf	3,957,167	-	Y	N	S	Y	Y	3,957,167	100.00%	0.00%	N	7
2017-262H*	St. John Paul II Villas, Phase II	DeSoto	3,800,000	-	Y	N	S	Y	Y	4,554,480	83.43%	0.00%	Y	6
2017-263H	Villages of Bushnell	Sumter	4,334,883	-	Y	N	M	Y	Y	5,000,000	86.70%	0.00%	Y	2
2017-264H	Kingsley Commons	Nassau	5,000,000	-	Y	N	S	Y	Y	5,000,000	100.00%	0.00%	N	3
2017-265H	Towns of Okeechobee Phase 2	Okeechobee	3,600,000	-	Y	Y	S	Y	Y	4,446,838	80.96%	0.00%	N	4
<b>Ineligible Applications</b>														
2017-266H	Weidon Street Apartments	Bradford	4,700,000	-	N	N	S	Y	Y	5,000,000	94.00%	0.00%	Y	9
2017-267H	Crill Avenue Apartments	Putnam	4,900,000	-	N	N	S	Y	Y	5,000,000	98.00%	0.00%	Y	5

\* Match was not counted as an eligible source during scoring

On June 16, 2017, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

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

**EXHIBIT C**

**RFA 2017-105 – Recommendations**

Total HOME Available for RFA	15,000,000	CHDO Set-Aside - 15% of HOME Allocation	2,250,000
Total HOME Allocated	12,086,300	Total CHDO Allocated	3,600,000
Total HOME Remaining	2,913,700	CHDO Set-Aside balance	(1,350,000)

Application Number	Name of Development	Name of Developers	County	HOME Request Amount	Total Match Amount	Qualified for CHDO Preference?	County Size	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Total Maximum HOME Rental FHFC Subsidy Limit	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
<b>CHDO Set-Aside</b>														
2017-265H	Towns of Okeechobee Phase 2	MFK/REVA Development, LLC; Judd Roth Real Estate Development, Inc.; Banyan Development Group, LLC	Okeechobee	3,600,000	-	Y	S	Y	Y	4,446,838	80.96%	0.00%	N	4
<b>Remaining Funding</b>														
2017-262H*	St. John Paul II Villas, Phase II	National Development of America, Inc.	DeSoto	3,800,000	-	N	S	Y	Y	4,554,480	83.43%	0.00%	Y	6
2017-260H	Village Springs	Workforce Housing Ventures, Inc.; GHD Construction Services, Inc.	Walton	4,686,300	-	N	S	Y	Y	5,000,000	93.73%	0.00%	Y	1

On June 15, 2017, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicant 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 67-50.009, 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.

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Patrick P. Sullivan, P.A.

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Phone: (727) 323-7759  
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June 20, 2017

Kate Flemming, Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, FL 32301

VIA EMAIL  
[Kate.Flemming@FloridaHousing.org](mailto:Kate.Flemming@FloridaHousing.org)  
[CorporationClerk@FloridaHousing.org](mailto:CorporationClerk@FloridaHousing.org)

**Re: NOTICE OF INTENT TO PROTEST  
RFA 2017-105**

Dear Ms. Flemming,

On behalf of Workforce Housing Ventures, Inc. (Live Oak Square, 2017-259H), we hereby give notice of our intent to protest the Award Notice, scoring and ranking of RFA 2017-105 issued by Florida Housing Finance Corporation on June 16<sup>th</sup>, 2017, concerning HOME Financing To Be Used For Rental Developments In Rural Areas (see attachment A). A formal written protest will be filed within 10 days of this Notice.

Sincerely,



Patrick P. Sullivan, Esq.

**ATTACHMENT #A**

**RFA 2017-105 – Recommendations**

Total HOME Available for RFA	15,009,000	CHDO Set-Aside - 15% of HOME Allocation	2,250,000
Total HOME Allocated	12,086,300	Total CHDO Allocated	3,600,000
Total HOME Remaining	2,923,700	CHDO Set-Aside balance	(1,350,000)

Application Number	Name of Development	Name of Developers	County	HOME Request Amount	Total Match Amount	Qualified for CHDO Preference?	Country Size	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Total Maximum HOME Rental HFHC Subsidy Limit	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
<b>CHDO Set-Aside</b>														
2017-265H	Towns of Okeechobee Phase 2	MPK/REVA Development, LLC; fluid Roth Real Estate Development, Inc.; Banyan Development Group, LLC	Okeechobee	3,600,000	-	Y	S	Y	Y	4,446,888	80.95%	0.00%	N	4
<b>Remaining Funding</b>														
2017-262H*	St. John Paul II Villas, Phase II	National Development of America, Inc.	DeSoto	3,800,000	-	N	S	Y	Y	4,554,480	83.43%	0.00%	Y	6
2017-260H	Village Springs	Workforce Housing Ventures, Inc.; GRD Construction Services, Inc.	Walton	4,686,300	-	N	S	Y	Y	5,000,000	93.75%	0.00%	Y	1

On June 16, 2017, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicant 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 67-60.005, 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 2017-105 – AIJ Applications**

Application Number	Name of Development	County	HOME Request Amount	Total Match Amount	Eligible for Funding?	Qualified for CHDO Preferences?	County Size	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Total Maximum HOME Rental FHC Subsidy Limit	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lutthery
<b>Eligible Applications</b>														
2017-259H	Live Oak Square	Suwannee	5,000,000	-	Y	N	S	Y	Y	5,000,000	100.00%	0.00%	Y	8
2017-260H	Village Springs	Walton	4,686,300	-	Y	N	S	Y	Y	5,000,000	98.73%	0.00%	Y	1
2017-261H	Gateway Manor	Gulf	3,957,167	-	Y	N	S	Y	Y	3,957,167	100.00%	0.00%	N	7
2017-262H*	St. John Paul II Villas, Phase II	DeSoto	3,800,000	-	Y	N	S	Y	Y	4,554,480	83.43%	0.00%	Y	6
2017-263H	Villages of Bushnell	Sumter	4,334,883	-	Y	N	M	Y	Y	5,000,000	86.70%	0.00%	Y	2
2017-264H	Kingsley Commons	Nassau	5,000,000	-	Y	N	S	Y	Y	5,000,000	100.00%	0.00%	N	3
2017-265H	Towns of Okseetobee Phase 2	Okseetobee	3,600,000	-	Y	Y	S	Y	Y	4,446,838	80.96%	0.00%	N	4
<b>Ineligible Applications</b>														
2017-266H	Weldon Street Apartments	Bradford	4,700,000	-	N	N	S	Y	Y	5,000,000	94.00%	0.00%	Y	9
2017-267H	Crill Avenue Apartments	Putnam	4,900,000	-	N	N	S	Y	Y	5,000,000	98.00%	0.00%	Y	5

\* Match was not counted as an eligible source during scoring

On June 16, 2017, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(8), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C., Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

EXHIBIT E

Select the County in which the Development is located:

Suwannee

Unit Size (Number of Bedrooms)	Enter the Number of Set-Aside Units for each Unit Size *		Maximum HOME Subsidy based on Unit Size for the Selected County	=	Maximum Per Unit HOME Rental FFHC Subsidy Limit
0	0	x	\$112,085	=	\$0
1	8	x	\$128,412	=	\$1,027,296
2	30	x	\$156,243	=	\$4,687,290
3	8	x	\$202,129	=	\$1,617,032
4	0	x	\$221,875	=	\$0
Total Maximum Per Unit HOME Rental FFHC Subsidy Limit:				=	\$7,331,618

RFA 2016-101 – Recommendations

EXHIBIT F

Application Number	Name of Development	Name of Applicant	Name of Developers	County	HOME Request Amount	Total Match Amount	Eligible for Funding?	Qualified for CHDO Preference?	County Size	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Total Maximum HOME Rental HFC Subsidy Limit	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
2016-315H	Turner Senior Apartments at Five Ash	Turner Five Ash Phase I LLC	N Vision Communities, Inc. NFK/REVA	DeSoto	4,000,000.00	0.00	Y	Y	S	Y	Y	6,578,825.00	57.32%	0.00%	Y	6
2016-317H	Towns of Okeechobee	Towns of Okeechobee, LLC	Roth Real Estate Development, Inc.; Garner Capital Group, Inc.	Okeechobee	5,000,000.00	244,000.00	Y	Y	S	Y	Y	5,152,316.00	97.04%	4.88%	N	8
2016-318H	Highland Grove	Highland Grove Development Partners, LLC	Garner Capital Group, Inc.	Highlands	4,750,000.00	0.00	Y	N	S	Y	Y	7,026,940.00	67.65%	0.00%	Y	2
2016-319H	St. John Paul II Villas*	St. John Paul II Housing, Inc.	National Development of America, Inc.	DeSoto	3,520,000.00	0.00	Y	N	S	Y	Y	4,466,448.00	78.81%	0.00%	Y	7
2016-321H	Willie Downs Villas	Highlands County Housing Authority, Inc.	Highlands County Housing Authority, Inc.; GHD Construction Services, Inc.	Highlands	4,534,000.00	0.00	Y	N	S	Y	Y	7,730,154.00	58.61%	0.00%	Y	4

\*During scoring, it was determined that the Match amount provided in the Application was not eligible.

On May 6, 2016, 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 Applicant 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.