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STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

FLORIDA HOUSING
FINANCE CORPORATION

HTG GARDEN, LLC,

Petitioner,

CASE NO. 2021-108BP
Application # 2022-143BSN

v.

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

_____ /

FORMAL WRITTEN PROTEST
AND PETITION FOR ADMINISTRATIVE HEARING

HTG GARDEN, LLC, (“Petitioner”) files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to sections 120.57(1) and (3), Florida Statutes, and Rules 67-60 and 28-110.004, Florida Administrative Code (“F.A.C.”) challenging the eligibility determinations, evaluations and proposed allocations set forth in the Notice of Intended Decision posted on December 10, 2021, by Respondent, Florida Housing Finance Corporation (“Florida Housing”), relative to Request for Applications 2021-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits (the “RFA”).

Parties

1. Petitioner is a Florida limited liability company engaged in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133. Petitioner filed a response to the RFA for its proposed affordable housing project Garden Ridge, which was assigned application number #2022-143BSN (“Petitioner’s

Application”). For purposes of this proceeding, Petitioner's address, telephone number and email address are those of its undersigned counsel.

2. Florida Housing is the affected agency. Florida Housing’s address is 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301. Florida Housing’s file number for Petitioner’s application is 2022-143BSN.

3. Florida Housing is a public corporation created by Section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida.

Notice

4. Petitioner received notice of Florida Housing’s intended decision to award funding pursuant to the RFA on December 10, 2021, when Florida Housing posted RFA 2021-205 Board Approved Preliminary Awards (Exhibit A) and the Board Approved Scoring Results (Exhibit B) on its website. Petitioner’s Application was deemed eligible but was not included in the applications selected for a preliminary award based on the sorting and selection criteria in the RFA. For the reasons set forth below, Petitioner contends that its Application should have been selected for funding.

5. Petitioner timely filed its Notice of Intent to Protest Florida Housing’s intended award decisions on December 15, 2021. See Exhibit C.

Background

6. Florida Housing administers various programs aimed at assisting developers in building affordable housing in the state in an effort to protect financially marginalized citizens from excessive housing costs. A portion of the units constructed with funding from these programs must be set aside for residents at or below a specified percentage of area median income.

7. Florida Housing is the designated entity in Florida responsible for allocating federal tax credits to assist in financing the construction or substantial rehabilitation of affordable housing. Florida Housing allocates resources to fund affordable housing through the State Apartment Incentive Loan (“SAIL”) program.

The RFA

8. Chapter 67-60, F.A.C., establishes “the procedures by which the Corporation shall . . . [a]dminister the competitive solicitation process to implement the provisions of the Housing Credit (HC) Program authorized by Section 42 of the IRC and Section 420.5099, F.S.” See Rule 67-60.001(2), F.A.C.

9. On August 17, 2021, Florida Housing issued the RFA seeking applications for affordable, multifamily housing for families and the elderly utilizing SAIL funding as gap funding in conjunction with (i) Tax-Exempt Bond financing (i.e., Corporation-issued Multifamily Mortgage Revenue Bonds (MMRB) or Non-Corporation-issued Tax-Exempt Bonds obtained through a Public Housing Authority (established under Chapter 421, F.S.), a County Housing Finance Authority (established pursuant to Section 159.604, F.S.), or a Local Government), (ii) Non-Competitive Housing Credits (Housing Credit) and, if applicable, (iii) National Housing Trust Fund (NHTF). See RFA, p. 2. Modifications to the RFA were issued on August 20, 2021, and October 8, 2021. The RFA was issued pursuant to and in accordance with Rules 67-60.001 and 67-60.003, F.A.C. Florida Housing expected to offer an estimated \$65,758,500 in funding, comprised of a part of the Family and Elderly Demographic portion of the SAIL funding appropriated by the 2021 Florida Legislature.

10. The RFA was issued by Florida Housing as the competitive solicitation method for allocating funding to competing affordable housing developments. Applications in response to the RFA were due on October 19, 2021 (the “Application Deadline”).

11. The RFA sets forth the information required to be provided by an applicant and provides a general description of the type of projects that will be considered eligible for funding. The RFA further delineates the funding selection criteria providing that only those applications that meet all of the Eligibility Items will be eligible for funding and considered for funding selection. See RFA, p. 88. All applicants must meet the requirements set forth in the RFA, include the specified exhibits and comply with the requirements of Chapter 67-60, 67-48 and 67-53, Florida Administrative Code. See RFA, pp. 8.

12. The RFA set forth the following funding goals:

- One Application that selected the Development Category of Preservation, with or without Acquisition, regardless of Demographic Commitment or County Size;
- Two Elderly, New Construction Applications located in a Large County, with a preference for at least one Application that qualifies for the Veterans Preference;
- Three Family, New Construction Applications located in a Large County, with a preference that at least two Applications are from Self-Sourced Applicants;
- One Elderly, New Construction, Application located in a Medium County, with a preference for Applications that qualify for the Veterans Preference; and
- Two Family, New Construction, Application located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.

See RFA, p. 94.

13. The Funding Test and County Tally also apply. Under the Funding Test “[a]pplications will only be selected for funding if there is enough SAIL funding available in both the applicable SAIL Geographic Category (SAIL Geographic Funding Test) and the SAIL

Demographic Category (SAIL Demographic Funding Test) to fund the Applicant’s Total SAIL Request Amount (i.e., the Applicant’s Eligible SAIL Request Amount plus the Applicant’s Eligible ELI Loan Request Amount).” See RFA, p. 92. With respect to the County Tally, the RFA provides:

As each Application is selected for tentative funding, the county where the proposed Development is located will have one Application credited towards the County Award Tally. The Corporation will prioritize eligible unfunded Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Applications with a higher County Award Tally that also meet the Funding Test, even if the Applications with a higher County Award Tally are higher ranked.

See RFA, p. 94.

14. The RFA provides that the highest scoring applications will be sorted from highest score to lowest score, with any scores that are tied separated in the following order:

- a. Application Sorting Order when selecting Applications for the goal to fund one Application that selected the Development Category of Preservation, with or without Acquisition.

The highest scoring Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order:

- (1) By the Application’s eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- (2) By the Age of Development Preference (with preference given to Applications that demonstrate within the Development Category Qualification Letter provided as Attachment 6 that the proposed Development was originally built at least 30 years prior to the Application Deadline, as outlined in Section Four, A.4.b.(2)(d) of the RFA);
- (3) By RA Level 1, 2 or 3 Preference (with preference given to Applications that achieve an RA Level Classification of RA Level 1, 2 or 3, as outlined in Section Four A.4.b.(3) of the RFA);

- (4) By the Application's eligibility for the ESS Construction Funding Preference, as outlined in Section Four A.4.d. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
 - (5) By the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A.10.d. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
 - (6) By the Application's Leveraging Level which is outlined in Item 3 of Exhibit C of the RFA (with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number);
 - (7) By the Application's actual RA Level (with preference given to Applications with the lowest RA Level Classification so that RA Level 1 Applications receive the most preference and RA Level 6 Applications receive the least preference);
 - (8) By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
 - (9) By lottery number, resulting in the lowest lottery number receiving preference.
- b. Application Sorting Order during selection process after selecting Applications for the goal to fund one Application that selected the Development Category of Preservation, with or without Acquisition
- (1) By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.10.d. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
 - (2) Next, by the Application's Leveraging Level number (which is outlined in Item 3. of Exhibit C) with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number;
 - (3) By the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;

- (4) By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
- (5) By lottery number, resulting in the lowest lottery number receiving preference.

See RFA, pp. 94-96.

- 15. The RFA includes the following Funding Selection Process:
 - a. Goal to fund one Application that selected the Development Category of Preservation

The first Application selected for funding will be the highest ranking eligible Application that selected the Development Category of Preservation, with or without Acquisition, regardless of the county or Demographic Commitment.

- b. Goals to fund eight Medium and Large County, New Construction Applications
- (1) Goal to fund one New Construction Application located in Miami-Dade County and one New Construction Application located in Broward County
 - (a) First Application selected to meet the goal to fund eight Medium and Large County, New Construction Applications

The first Application selected to meet the goal to fund eight Medium and Large County, New Construction Applications will be the highest ranking eligible New Construction Application that is located in Miami-Dade County or Broward County, regardless of the Demographic Commitment, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

- (b) Second Application selected to meet the goal to fund eight Medium and Large County, New Construction Applications
 - If the Application selected for funding in paragraph (a) was an Elderly Application located in Miami-Dade County, the second Application will be the highest-ranking Family Application located in Broward County, with a preference that it be a Self-Sourced Application located in Broward County.

- If the Application selected for funding in paragraph (a) was an Elderly Application located in Broward County, the second Application will be the highest-ranking Family Application located in Miami-Dade County, with a preference that it be a Self-Sourced Application located in Miami-Dade County.
- If the Application selected for funding in paragraph (a) was a Family Application located in Miami-Dade County, the second Application will be the highest-ranking Application located in Broward County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self-Sourced Application. If there are no eligible Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Broward County, then the second Application selected for funding will be the highest-ranking Application located in Broward County, regardless of the Demographic Commitment, the Application’s qualifications for the Veterans Preference, or the Applicants’ status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.
- If the Application selected for funding in paragraph (a) was a Family Application located in Broward County, the second Application will be the highest-ranking Application located in Miami-Dade County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self-Sourced Application. If there are no eligible Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Miami-Dade County, then the second Applications selected for funding will be the highest-ranking Application located in Miami-Dade County, regardless of the Demographic Commitment, the Application’s qualifications for the Veterans Preference, or the Applicants’ status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

(2) Goal to fund two Elderly, Large County, New Construction Applications

This goal will be met under the following circumstances:

- (a) If neither of the Applications selected to meet the goal described in (1) above are Elderly Applications, the two highest-ranking eligible Elderly, Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the goal could not

be met because there were not enough eligible Applications that meet the Veterans Preference and this goal, the two highest-ranking eligible Elderly, Large County, New Construction Applications will be selected for funding, subject to the County Award Tally and both Funding Tests.

- (b) If one of the Applications selected to meet the goal described in (1) above is an Elderly Application, the highest-ranking eligible Elderly, Large County, New Construction Application that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Large County, New Construction Applications that meet the Veterans Preference, the highest-ranking eligible Elderly, Large County, New Construction Application will be selected for funding, subject to the County Award Tally and both Funding Tests.

- (3) Goal to Fund Three Family, Large County, New Construction Applications

This goal will be met under the following circumstances:

- (a) If one or both of the Applications selected to meet the goal described in (1) above is a Family Application, that Application(s) will count towards this goal. To meet this goal, the highest-ranking Family, Large County, New Construction Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met. If the goal could not be met because there were not enough eligible unfunded Self-Sourced Applications that could meet this goal, then the highest-ranking Family, Large County, New Construction Non-Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met.

- (4) Goal to Fund one Elderly, Medium County, New Construction Application

The Application selected for funding will be the highest-ranking eligible Elderly, Medium County, New Construction Application that meets the Veterans Preference, subject to the Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Medium County, New Construction Applications that meets the Veterans Preference, the highest-ranking eligible Elderly, Medium County, New Construction Application will be selected for funding, subject to the Funding Tests.

- (5) Goal to Fund two Family, Medium County, New Construction Applications

The first Application selected for funding will be the highest-ranking eligible Family, Medium County, New Construction Application from a Self-Sourced Applicant, subject to the County Award Tally and Funding Tests.

After the selection of the Application from a Self-Sourced Applicant or if there are no Applications from a Self-Sourced Applicant that can meet this goal, the additional Application(s) selected to meet this goal will be the highest-ranking Family, Medium County, New Construction Application(s), regardless of whether the Application(s) is from a Self-Sourced Applicant, subject to the County Award Tally and both Funding Tests.

b. Family or Elderly (ALF or Non-ALF) Small County Applications

The highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Small County Applications, regardless of the Development Category, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Small County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Small County Applications, the remaining Small County Geographic funding will be allocated to the Medium County Geographic Category and to the Large County Geographic Category on a pro-rata basis based on the geographic distribution adjusted to meet the requirements of Section 420.5087, F.S.

c. Family or Elderly (ALF or Non-ALF) Medium County Applications

(1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Medium County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Family Medium County Self-Sourced Applications can meet both of the Funding Tests, no further Family Medium County Self-Sourced Applications will be selected for funding.

(2) One Application that meets the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Medium County Application that meets the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Medium County Funding

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

If none of the eligible unfunded Medium County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Medium County Applications, the remaining Medium County Geographic funding will be allocated to the Large County Geographic Category.

d. Family or Elderly (ALF or Non-ALF) Large County Applications

(1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Large County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and County Award Tally.

If funding remains and none of the eligible unfunded Family Large County Self-Sourced Applications can meet both Funding Tests, all remaining Self-Sourced Applicant Family Funding and Non-Self-Sourced Applicant Family Funding will be merged (“Family Funding Merge”). No further Self-Sourced Applications will be funded.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Large County Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Large County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Large County Applications, regardless

of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

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

See RFA, pp. 96-100.

16. A Review Committee comprised of Florida Housing staff was assigned to conduct the initial evaluation and scoring of the RFA responses. The Review Committee scored the applications and developed a chart listing the eligible and ineligible applications. See Exhibit B. The Review Committee also applied the Funding Selection criteria set forth in the RFA to develop a proposed allocation of housing tax credits to eligible participants. The preliminary rankings and allocations were presented to and approved by the Florida Housing Board on December 10, 2021. See Exhibit A.

17. Of the applications received in response to the RFA, fourteen applications were preliminarily selected to receive SAIL funding. See Exhibit A. An additional two applications were selected to receive additional funding approved by the Board. See Exhibit A.

18. Petitioner timely submitted an application in response to the RFA requesting financing for its affordable housing project Garden Ridge located in Okaloosa County. Petitioner's application satisfied all of the required elements of the RFA and was deemed eligible for funding as the Self-Sourced Application within the Medium County Family Demographic Goal #5 but was erroneously not preliminarily selected for funding.

19. The RFA and applicable rules provide an opportunity for applicants to file administrative challenges to the scoring and rankings set forth in the preliminary allocations. After resolution of the administrative challenges, results will be presented to the Florida Housing Board

for final approval prior to issuing invitations to the applicants in the funding range to enter the credit underwriting process.

20. A correct determination of the developments eligible for funding under the RFA has not been made. As a result of errors in the eligibility determinations, scoring and ranking process, applications were included in the rankings that should have been deemed ineligible.

21. The scoring committee erroneously found the following Applications eligible for funding and preliminarily selected these applications for funding:

Family Large County New Construction Applications:

- Quail Roost Transit Village VI (Application No. 2022-192S) located in Miami-Dade County (Leverage Level 1) (hereinafter “Quail Roost”); and
- Lofts at San Marco East (Application No. 2022-211S) located in Duval County (Leverage Level 2) (hereinafter “Lofts”).

Small County Applications:

- College Arms Apartments (Application No. 2022-195BS) located in Putnam County (Leverage Level 4) (hereinafter “College Arms”).

22. If any one of the above-listed applications had been properly determined to be ineligible, then Petitioner’s Application would have been selected for funding as the highest ranked Self-Sourced Medium County Family Demographic (Leveraging Level 5) under Goal #5.

23. As set forth more fully below, the eligibility determinations and preliminary ranking of Quail Roost, Lofts, and College Arms as eligible failed to take into account the failure of those applications to meet certain mandatory Eligibility Items set forth in the RFA and applicable Rules.

Substantial Interests Affected

24. Petitioner’s substantial interests are affected because deeming the above-listed applications eligible for funding results in those applications being ranked higher for funding

selection purposes than Petitioner's Application under Goal #5, Medium County Family Demographic. See Madison Highlands, LLC v. Florida Housing Finance Corp., 220 So. 3d 467, 474 (Fla. 1st DCA 2017).

Errors in the Preliminary Awards and Determinations of Eligibility

Quail Roost –Site Control

25. As a mandatory eligibility item, the RFA requires an applicant to demonstrate that it has site control as of the Application Deadline. See RFA, pp. 49, 88-89. The evidence must be included with the application when submitted to be considered. See RFA, p. 7.

26. To demonstrate site control, the RFA states, in pertinent part:

7. Readiness to Proceed

a. Site Control

Demonstrate site control by providing, as Attachment 8 to Exhibit A, the properly completed and executed Florida Housing Finance Corporation Site Control Certification form (Form Rev. 08-18), which is provided on the RFA Webpage.

For the Site Control Certification form to be considered complete, as an attachment to the form, include the documentation required in Items (1), (2), and/or (3), as indicated below, demonstrating that it is a party to an eligible contract or lease, or is the owner of the subject property. Such documentation must include all relevant intermediate contracts, agreements, assignments, options, conveyances, intermediate leases, and subleases. If the proposed Development consists of Scattered Sites, site control must be demonstrated for all of the Scattered Sites.

(3) Lease - The lease must have an unexpired term of at least 50 years after the Application Deadline and the lessee must be the Applicant. The owner of the subject property must be a party to the lease, or a party to one or more intermediate leases, subleases, agreements, or assignments, between or among the owner, the Applicant, or other parties, that have the effect of assigning the owner's right to lease the property for at least 50 years to the lessee. [Emphasis added.]

See RFA pp. 49-50.

27. To demonstrate site control, Quail Roost provided a Sublease dated September 22, 2021 between Quail Roost Holdings, LLC and Quail Roost Transit Village, VI, Ltd., the applicant, along with an Amended and Restated Ground Lease (“Master Lease”) dated November 1, 2020.

28. Relative to assignments, transfers and subleases, the Master Lease provides:

17.1 Right to Transfer Leasehold: During the Term of this Lease, Tenant upon notice to Landlord (but without prior written consent of Landlord, except under the circumstances described in (b) and (c) below), . . .

b.) With respect to a transfer or an assignment of this Lease to an Affiliate of Tenant as defined below in Section 17.1(1), Tenant shall obtain written consent of Landlord through its County Mayor or the County Mayor’s designee, not to be unreasonably withheld, delayed or conditioned, both as to the proposed transfer and the proposed transferee, but such Landlord consent shall be required only if Tenant requests a release from its obligation and responsibility to complete the Project under this Lease. [Emphasis added.]

17.7 Rights to Sublease and Non-Disturbance to Sublessees: Tenant shall have the right to enter a Sublease and consent to any sub-subleases without any approval or consent of Landlord; however, notwithstanding any other provisions of this Lease, no Sublease or sub-sublease shall relieve Tenant of any obligations under the terms of this Lease unless a release is granted in accordance with Section 17.1 above...[Emphasis added.]

29. Quail Roost’s site control documents, however, did not include a written consent from the Landlord consenting to the sublease of the Master Lease to Quail Roost.

30. As per the quoted sections of the Master Lease, the written consent by the Landlord to sublease to an affiliate is required when the Tenant is released from its obligations and responsibilities to complete the project. Relative to that, the Sublease provides as follows in its last sentence of Section 5 [Sublessor under the sublease is the Tenant under the Master Lease]: “... It is the express intention of the parties to this Sublease that the Master Lease is incorporated into this Sublease and Sublessee, and not Sublessor, shall be responsible for all provisions of the Master Lease in respect of the Demised Premises as if they were fully set forth in this Sublease.” (emphasis added).

31. The only consent included is the consent from the Landlord dated October 30, 2018, relative to the assignment of the initial ground lease. Nevertheless, the initial ground lease was not included in the application. Thus, all intermediate documents which have the effect of assigning the owner's right to lease the property for at least 50 years to the lessee are not included in the application as required by the RFA to demonstrate site control as of the Application Deadline.

32. Failure to include the initial ground lease and the written consent to sublease (or otherwise to release the Tenant under the Master Lease) is contrary to mandatory requirements of the RFA that the applicant must be the buyer unless there is an assignment of the eligible contract. Since there is no documentation that the Seller provided written consent, the sublease is not sufficient to demonstrate site control as of the Application Deadline.

33. As a result of the foregoing, the application filed by Quail Roost should be determined ineligible for funding.

Lofts – Ability to Proceed/Zoning Verification Form

34. Additionally, the RFA requires that an applicant demonstrate the “Ability to Proceed” elements, as of Application Deadline, for the entire proposed Development site, relating to zoning, water and sewer availability. See RFA pp. 50-51. Compliance with this requirement is a mandatory eligibility item. See RFA pp. 88-89.

35. To demonstrate the Ability to Proceed with respect to zoning, Lofts was required to submit an executed Local Government Verification That Development is Consistent with Zoning and Land Use Regulations (“Zoning Verification Form”), so as to demonstrate, as of the Application Deadline, “the entire proposed Development site is appropriately zoned and consistent with local land use regulations regarding density and intended use . . .”. See RFA pp. 51, 88-89;

Attachment 9. The Zoning Verification Form submitted by Lofts was signed by the designated local official on October 13, 2021, certifying, in part, that:

. . . as of the date that this form was signed, the above-referenced Development's proposed number of units, density, and intended use are consistent with current land use regulations and zoning designation . . . [Emphasis added.]

36. In order for the proposed Development to comply with the requisite zoning, the property had to be rezoned. Two Ordinances were enacted on October 12, 2021, rezoning the property. Ordinance 2021-628-E adopted a small-scale amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan changing the land use designation and Ordinance 2021-629-E rezoned approximately 5.64 acres related to the proposed Development. See Exhibit D and E. Although those ordinances were enacted the day before the zoning verification was signed, the actual zoning amendments were not yet effective.

37. Ordinance 2021-628-E, provided:

Section 6. Effective date of this Plan Amendment.

a) If the amendment meets the criteria of Section 163.3187, Florida Statutes, as amended, and is not challenged, the effective date of this plan amendment shall be thirty-one (31) days after adoption. [Emphasis added.]

(b) If challenged within thirty (30) days after adoption, the plan amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted Small-Scale Amendment to be in compliance.

See Exhibit D.

38. Ordinance 2021-629-E, provided:

Section 4. Contingency.

This rezoning shall not become effective until 31 days after adoption of the companion Small-Scale Amendment unless challenged by the state land planning agency;... [Emphasis added.]

See Exhibit E. The effective date of Ordinance 2021-629-E was contingent on Ordinance 2021-628-E becoming effective. Thus, as of the Application Deadline, the zoning was not in place. The earliest date that Ordinance 2021-628-E and Ordinance 2021-629-E could have become effective was November 12, 2021, which is well after the Application Deadline.

39. The certification on the Zoning Verification Form states that “as of the date that this form was signed . . . the above referenced Development’s proposed number of units, density, and intended use are consistent with current land use regulations and zoning designation. . . .” was clearly erroneous. Neither the proposed number of units, density, or intended use were consistent with current land use regulations as of the date the form was signed nor as of the Application Deadline.

40. Lofts did not meet the mandatory requisite to demonstrate its ability to proceed as of the Application Deadline.

41. As a result of the foregoing, the application filed by Lofts should be determined ineligible for funding.

College Arms – Ability to Proceed

42. The RFA requires an applicant to state the name of the proposed Development. See RFA p. 17. Additionally, the RFA requires that an applicant demonstrate the “Ability to Proceed” elements, as of Application Deadline, for the entire proposed Development site, relating to zoning, water and sewer availability. See RFA pp. 50-51. Compliance with this requirement is a mandatory eligibility item. See RFA pp. 88-89.

43. In College Arms’ application the full name of the proposed development is listed as “College Arms Apartments.”

44. All of the Verification of Availability Forms (zoning, water, and sewer) required to be submitted with the application, however, state that the name of the proposed development is “College Arms Apartments I & II.” Thus, all certifications provided appear to relate to a different development than the proposed Development stated in the application and College Arms has failed to demonstrate the Ability to Proceed as of the Application Deadline.

45. As a result of the foregoing, the application filed by College Arms should be determined ineligible for funding.

46. In addition to the grounds set forth above, there may be additional grounds for reranking which may result in Petitioner being ranked in the funding range. Petitioner reserves the right to identify and raise additional scoring and ranking errors based upon information revealed during the protest process.

47. Petitioner is entitled to a formal administrative hearing pursuant to Sections 120.57(1) and 120.57(3), Florida Statutes, to resolve the issues set forth in this Petition.

Disputed Issues of Material Fact and Law

48. Disputed issues of fact and law include, but are not limited to the following:

- a. Whether Quail Roost provided all requisite documentation in compliance with the RFA to demonstrate site control.
- b. Whether Quail Roost demonstrated site control as of the Application Deadline.
- c. Whether Lofts demonstrated that the Development’s proposed number of units, density, and intended use were consistent with current land use regulations and zoning designation in effect as of the Application Deadline.
- d. Whether the Zoning Verification Form submitted by Lofts was erroneously certified as of the date it was signed.

- e. Whether Lofts demonstrated its proposed Development had the ability to proceed as of the Application Deadline as required by the RFA.
- f. Whether College Arms demonstrated its proposed Development had the ability to proceed as of the Application Deadline as required by the RFA.
- g. Whether Quail Roost is eligible for funding under the RFA.
- h. Whether Lofts is eligible for funding under the RFA.
- i. Whether College Arms is eligible for funding under the RFA.
- j. Whether the proposed awards are consistent with the RFA and the grounds on which the tax credits are to be allocated.
- k. Whether the proposed awards are based on a correct determination of the eligibility of applicants.
- l. Whether Florida Housing's proposed award of funding to Quail Roost, Lofts, and/or College Arms is clearly erroneous, arbitrary and capricious and/or contrary to competition;
- m. Whether Florida Housing's determination that Quail Roost, Lofts, and/or College Arms are eligible applicants is erroneous, arbitrary and capricious and/or contrary to competition;
and
- n. Such other issues as may be revealed during the protest process.

Concise Statement of Ultimate Facts

49. Petitioner participated in the RFA process in order to compete for an award of SAIL funding with other developers based on the scoring and ranking in the RFA. Other developments

were incorrectly deemed eligible and unjustifiably elevated ahead of the Petitioner. Petitioner may be erroneously denied funding if the current proposed awards are allowed to become final.

50. Unless the eligibility determinations are corrected and preliminary allocations are revised, Petitioner may be excluded from funding and developers may be awarded tax credits contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

51. The process set forth in the RFA for determining eligible projects supports a determination that Quail Roost, Lofts, and/or College Arms should be determined ineligible for funding based on the failure to meet the requisite mandatory items for funding eligibility.

52. Petitioner's Application for Garden Ridge should be selected for funding.

Reservation to Amend

51. Petitioner reserves the right to amend its Petition as discovery proceeds.

Statutes and Rules Entitling Relief

52. The statutes and rules which are applicable in this case and that require modification of the proposed allocations include, but are not limited to, Section 120.57(3) and Chapter 420, Part V, Florida Statutes, and Chapter 28-110 and 67-60, F.A.C.

Demand for Relief

53. Pursuant to Section 120.57(3), Florida Statutes, and Rules 28-110.004, F.A.C., the Petitioner requests the following relief:

- a. An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)1., Florida Statutes.
- b. If this protest cannot be resolved by mutual agreement, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before and Administrative Law Judge pursuant to Section 120.57(1) and (3), Florida Statutes.

- c. Recommended and Final Orders be entered determining that Quail Roost, Lofts, and/or College Arms are ineligible for an award of funding pursuant to RFA 2021-205 and that Garden Ridge be awarded funding and invited to credit underwriting.

Respectfully submitted this 28th day of December, 2021.

/s/ J. Stephen Menton
J. Stephen Menton
Florida Bar No. 331181
Tana D. Storey
Florida Bar No. 514472
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that this original has been filed with the Agency Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000 Tallahassee, Florida 32301 via email at: CorporationClerk@floridahousing.org and Ana.McGlamory@Floridahousing.org and an electronic copy provided to Hugh Brown, General Counsel, Florida Housing Finance Corporation, Hugh.Brown@floridahousing.org, via email, this 28th day of December 2021.

/s/ J. Stephen Menton
Attorney

RFA 2021-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,735,540.00
Family Demographic Funding Balance Available	1,703,040.00
Elderly Demographic Funding Balance Available	32,500.00
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	1,735,540.00

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

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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One Preservation Application

2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,500,000	411,000	1,911,000	Y	N	N	N/A	46	20	Y	1	Y	Y	Y	Y	1	Y	45
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Two Elderly Large County New Construction Applications

2022-159SN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	Y	Y	N	N/A	119	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-163SN	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,250,000	600,000	2,850,000	Y	Y	N	N/A	85	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	7

Three Family Large County New Construction Applications

2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,180,000	600,000	3,780,000	Y	N	N	Y	106	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	3,600,000	600,000	4,200,000	Y	N	Y	SS	172	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,000,000	600,000	7,600,000	Y	N	Y	SS	300	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	49

One Elderly Medium County New Construction Application

2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	4,750,000	600,000	5,350,000	Y	Y	N	N/A	120	20	Y	3	Y	N/A	N/A	N/A	N/A	Y	79
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Two Family Medium County New Construction Applications

2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000		5,500,000	Y	N	Y	SS	250	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,000,000	600,000	6,600,000	Y	N	N	Y	354	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	74

EXHIBIT A

RFA 2021-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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Small County Application(s)

2022-195BS**	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	4,999,860	522,100	5,521,960	Y	N	N	Y	108	20	Y	4	Y	Y	Y	N	1	Y	29
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Medium County Application(s)

2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,250,000	600,000	4,850,000	Y	Y	N	N/A	107	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	61
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Large County Application(s)

2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,000,000	600,000	3,600,000	Y	N	Y	SS	103	20	Y	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDO SP Developer, Inc.	NC	E, Non-ALF	3,500,000	600,000	4,100,000	Y	Y	N	N/A	140	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	3,960,000	600,000	4,560,000	Y	N	N	Y	183	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	20

Additional funding allocated to RFA at 12/10/21 Board Meeting	10,787,000.00
Additional funding allocated from Family Funding at 12/10/21 Board Meeting	1,703,040.00
Additional funding awarded to Self-Sourced Applications	11,900,000.00
Additional funding remaining	590,040.00

2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,000,000	600,000	5,600,000	Y	N	Y	SS	200	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	76
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000		6,300,000	Y	N	Y	SS	274	20	Y	3	N	N/A	N/A	N/A	N/A	Y	1

On December 10, 2021, 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.

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	5,350,000	Y	Y	N	N/A	120	20	Y	33,662.66	3	Y	N/A	N/A	N/A	N/A	Y	79
2022-138BSN	Osprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Osprey Pointe II Developer, LLC	NC	E, Non-ALF	6,350,000	Y	Y	N	N/A	140	20	Y	40,147.32	5	Y	N/A	N/A	N/A	N/A	Y	75
2022-139BSN	Parc Grove	Miami-Dade	L	Matthew A. Rieger	HTG Parc Grove Developer, LLC	NC	E, Non-ALF	5,707,000	Y	Y	N	N/A	200	20	Y	20,949.17	2	Y	N/A	N/A	N/A	N/A	Y	16
2022-140BSN	Lake Tower I	Miami-Dade	L	Matthew A. Rieger	HTG Lake Tower I Developer, LLC	NC	E, Non-ALF	3,665,000	Y	Y	N	N/A	120	20	Y	20,954.64	2	Y	N/A	N/A	N/A	N/A	Y	39
2022-141S	Pinnacle 441, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	3,600,000	Y	N	N	Y	100	20	Y	21,658.82	2	Y	N/A	N/A	N/A	N/A	Y	60
2022-142BSN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	F	2,825,000	Y	N	N	Y	80	20	Y	20,951.28	2	Y	N/A	N/A	N/A	N/A	Y	38
2022-143BSN	Garden Ridge	Okaloosa	M	Matthew A. Rieger	HTG Garden Developer, LLC	NC	F	6,100,000	Y	N	Y	SS	200	20	Y	25,300.00	5	Y	N/A	N/A	N/A	N/A	Y	6
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,560,000	Y	N	N	Y	183	20	Y	22,894.43	2	Y	N/A	N/A	N/A	N/A	Y	20
2022-145BSN	River Trail Apartments	Palm Beach	L	Matthew A. Rieger	HTG Ridge Developer, LLC	NC	E, Non-ALF	6,850,000	Y	Y	N	N/A	120	20	Y	38,515.63	4	Y	N/A	N/A	N/A	N/A	Y	34
2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,850,000	Y	Y	N	N/A	107	20	Y	33,761.68	4	Y	N/A	N/A	N/A	N/A	Y	61
2022-147BSN	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	F	2,971,500	Y	N	N	Y	86	20	Y	26,426.60	3	Y	N/A	N/A	N/A	N/A	Y	22
2022-148BS	Normandy Trace	Duval	L	Matthew A. Rieger	HTG Normandy Trace Developer, LLC; TOV Development, LLC	NC	F	6,990,000	Y	N	N	Y	200	20	Y	33,803.10	4	Y	N/A	N/A	N/A	N/A	Y	53
2022-149BSN	Dunedin Apartments	Pinellas	L	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,737,000	Y	N	N	Y	71	15	Y	40,668.77	5	Y	N/A	N/A	N/A	N/A	Y	65
2022-150BSN	Palm Bay Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,800,000	Y	N	N	Y	96	15	Y	30,682.00	3	Y	N/A	N/A	N/A	N/A	Y	2
2022-151BSN***	Avon Park Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,695,000	Y	N	N	Y	96	15	Y	30,682.00	3	Y	N/A	N/A	N/A	N/A	Y	78
2022-152BS	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,800,000	Y	N	N	Y	144	20	Y	30,858.33	3	Y	N/A	N/A	N/A	N/A	Y	66
2022-153BSN	Aero Vue Crossings	Osceola	M	Brett Green	Aero Vue Crossings Developer, LLC	NC	E, Non-ALF	6,200,000	Y	Y	N	N/A	108	20	Y	44,096.11	5	Y	N/A	N/A	N/A	N/A	Y	24
2022-154BS	The Enclave at Canopy Park	Orange	L	Brett Green	The Enclave at Canopy Park Developer, LLC	NC	F	4,150,000	Y	N	N	Y	84	20	Y	38,900.39	4	Y	N/A	N/A	N/A	N/A	Y	69
2022-155SN	Quail Roost Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Roost V Development, LLC	NC	E, Non-ALF	5,000,000	Y	Y	N	N/A	186	20	Y	19,407.55	1	Y	N/A	N/A	N/A	N/A	Y	62

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-156BS	Golden Acres Senior Apartments	Broward	L	Patrice Watkins-Edwards	Ambar3, LLC; HAPB Supporting Housing Opportunities, Inc.	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	100	20	Y	22,599.13	2	Y	N/A	N/A	N/A	N/A	Y	88
2022-158BSN	Hermosa Fort Myers at Evans	Lee	M	Michael R. Allan	Revital Development Group, LLC; National Development of America, Inc.; LCHA Developer, LLC	NC	E, Non-ALF	6,600,000	Y	Y	N	N/A	140	20	Y	33,895.51	4	Y	N/A	N/A	N/A	N/A	Y	57
2022-159SN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	119	20	Y	19,938.54	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,600,000	Y	N	Y	SS	103	20	Y	25,264.77	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-161BSN	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	NC	F	7,100,000	Y	N	N	Y	280	20	Y	19,742.01	1	Y	N/A	N/A	N/A	N/A	Y	67
2022-162BS	Arbours at Emerald Springs	Walton	S	Sam T. Johnston	Arbour Valley Development, LLC	NC	F	6,600,000	Y	N	N	Y	96	20	Y	66,125.00	5	Y	N/A	N/A	N/A	N/A	Y	40
2022-163SN	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,850,000	Y	Y	N	N/A	85	20	Y	22,511.25	2	Y	N/A	N/A	N/A	N/A	Y	7
2022-164BSN	Sunset Lake	Polk	M	Matthew A. Rieger	HTG Sunset Lake Developer, LLC	NC	F	5,311,000	Y	N	N	Y	104	20	Y	44,645.43	5	Y	N/A	N/A	N/A	N/A	Y	87
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDOSP Developer, Inc.	NC	E, Non-ALF	4,100,000	Y	Y	N	N/A	140	20	Y	24,437.50	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-166BS	St. Peter Claver Place Phase II	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	5,100,000	Y	N	N	Y	78	20	Y	49,386.22	5	Y	N/A	N/A	N/A	N/A	Y	43
2022-167BSN	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	F	4,900,000	Y	N	N	Y	90	20	Y	37,787.22	4	Y	N/A	N/A	N/A	N/A	Y	64
2022-168SN	Wedgewood Villas	Pinellas	L	Matthew A. Rieger	HTG Bergson Developer, LLC	NC	E, Non-ALF	4,400,000	Y	Y	N	N/A	79	20	Y	40,906.52	5	Y	N/A	N/A	N/A	N/A	Y	48
2022-170BS	Douglas Gardens VI	Broward	L	Christopher L. Shear	MHP Douglas Developer II, LLC; Douglas Gardens VI Developer, LLC	NC	E, Non-ALF	5,662,521	Y	Y	N	N/A	190	20	Y	19,940.31	2	Y	N/A	N/A	N/A	N/A	Y	37
2022-171BS	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSJD Developer, Inc.; CCHA Developer, LLC	NC	F	4,950,000	Y	N	N	Y	80	20	Y	46,546.51	5	Y	N/A	N/A	N/A	N/A	Y	12
2022-172SN	Bel Mar Place	Hillsborough	L	Brett Green	Bel Mar Place Developer, LLC; THA Developer, LLC; Signature Property Services of Florida, LLC	NC	F	5,000,000	Y	N	N	Y	100	20	Y	34,799.39	4	Y	N/A	N/A	N/A	N/A	Y	18
2022-173SN	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	E, Non-ALF	5,470,000	Y	Y	N	N/A	200	20	Y	19,976.98	2	Y	N/A	N/A	N/A	N/A	Y	77
2022-174SN	Culmer Apartments IV	Miami-Dade	L	Kenneth Naylor	APC Culmer Development IV, LLC	NC	F	6,300,000	Y	N	N	Y	240	20	Y	19,484.74	1	Y	N/A	N/A	N/A	N/A	Y	59
2022-175S	Perrine Station	Miami-Dade	L	Robert Hoskins	NuRock Development Partners, Inc.	NC	F	6,200,000	Y	N	N	Y	126	20	Y	36,462.67	4	Y	N/A	N/A	N/A	N/A	Y	10
2022-176BSN	Jacaranda Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	NC	F	6,600,000	Y	N	N	Y	178	20	Y	31,026.74	3	Y	N/A	N/A	N/A	N/A	Y	30
2022-177BSN	Old Cutler Village Phase 2	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	4,700,000	Y	N	N	Y	164	20	Y	21,260.63	2	Y	N/A	N/A	N/A	N/A	Y	32
2022-178BSN	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	E, Non-ALF	6,325,000	Y	Y	N	N/A	140	20	Y	39,972.77	4	Y	N/A	N/A	N/A	N/A	Y	56

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-179SN	Autumn Ridge	Palm Beach	L	Linda Odum	Landmark Development Corp.; Magnolia Affordable Development, Inc.	NC	E, Non-ALF	3,670,000	Y	Y	N	N/A	106	20	Y	25,292.17	3	Y	N/A	N/A	N/A	N/A	Y	71
2022-180S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,850,000	Y	N	N	Y	225	20	Y	18,463.89	1	Y	N/A	N/A	N/A	N/A	Y	13
2022-182BSN	Osprey Landing	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC; ADC Communities II, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	91	20	Y	27,046.48	3	Y	N/A	N/A	N/A	N/A	Y	89
2022-183BS	Ascend Apartments	Leon	M	Domingo Sanchez	DDER Development, LLC; Graceful Solutions, Inc.	NC	F	5,640,000	Y	N	N	Y	72	20	Y	56,028.00	5	Y	N/A	N/A	N/A	N/A	Y	44
2022-184SN	Ashford Pointe	Orange	L	Jonathan L. Wolf	Ashford Pointe Developer, LLC	NC	F	7,600,000	Y	N	N	Y	170	20	Y	35,017.50	4	Y	N/A	N/A	N/A	N/A	Y	58
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,600,000	Y	N	N	Y	354	20	Y	14,413.98	1	Y	N/A	N/A	N/A	N/A	Y	74
2022-187BS	Corry Family Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	F	3,801,415	Y	N	N	Y	75	15	Y	42,000.00	5	Y	N/A	N/A	N/A	N/A	Y	14
2022-188BS	Edison Towers II	Miami-Dade	L	Carol A. Gardner	TEDC Affordable Communities, Inc.	NC	E, Non-ALF	5,600,000	Y	Y	N	N/A	96	20	Y	42,729.69	5	Y	N/A	N/A	N/A	N/A	Y	15
2022-189SN	Perrine Village II	Miami-Dade	L	Kenneth Naylor	APC Perrine Development II, LLC	NC	F	7,500,000	Y	N	N	Y	284	20	Y	19,932.50	1	Y	N/A	N/A	N/A	N/A	Y	86
2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000	Y	N	Y	SS	250	20	Y	23,276.00	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-191BSN	Lucy Landing	Miami-Dade	L	Lewis V. Swezy	RS Development Corp; Lewis V. Swezy	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	110	20	Y	23,193.41	2	Y	N/A	N/A	N/A	N/A	Y	80
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,600,000	Y	N	Y	SS	300	20	Y	19,142.90	1	Y	N/A	N/A	N/A	N/A	Y	49
2022-193BS	Sherwood Oaks	Alachua	M	Joseph F. Chapman, IV	Royal American Properties, LLC	A/P	F	5,599,680	Y	N	N	Y	124	20	Y	40,320.00	3	Y	Y	Y	N	1	Y	9
2022-194SN	The Village at Southside	Duval	L	Darren Smith	SHAG Village Developer, LLC	NC	E, Non-ALF	7,600,000	Y	Y	N	N/A	100	20	Y	64,400.00	5	Y	N/A	N/A	N/A	N/A	Y	82
2022-195BS***	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	5,521,960	Y	N	N	Y	108	20	Y	53,239.25	4	Y	Y	Y	N	1	Y	29
2022-196SN	Hillcrest Reserve	Polk	M	Darren Smith	SHAG Hillcrest Developer, LLC; WHHA Development, LLC	NC	F	6,600,000	Y	N	N	Y	120	20	Y	49,197.00	5	Y	N/A	N/A	N/A	N/A	Y	51
2022-197BS	The Enclave at Rio	Miami-Dade	L	Joseph F. Chapman, IV	Royal American Properties, LLC	NC	E, Non-ALF	6,400,000	Y	N	N	N/A	100	20	Y	47,583.78	5	Y	N/A	N/A	N/A	N/A	Y	90
2022-198SN***	Villas at Academy Place	Seminole	M	Darren Smith	SHAG Villas at Academy Place Developer, LLC; SCHA Developer, LLC	NC	F	2,888,000	Y	N	N	Y	60	20	Y	37,717.70	4	N	N/A	N/A	N/A	N/A	Y	36
2022-199BS	Garden House II	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	NC	F	5,850,000	Y	N	Y	SS	190	20	Y	23,498.59	4	Y	N/A	N/A	N/A	N/A	Y	42
2022-200SN	St. Joseph Manor II	Broward	L	Darren Smith	CHS St. Joseph Manor II Development, LLC; SHAG St. Joseph Developer, LLC	NC	E, Non-ALF	6,200,000	Y	Y	N	N/A	150	20	Y	25,983.55	3	Y	N/A	N/A	N/A	N/A	Y	33
2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,600,000	Y	N	Y	SS	200	20	Y	20,510.25	2	Y	N/A	N/A	N/A	N/A	Y	76

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + EJI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-202SN	Grove Manor Phase I	Polk	M	Darren Smith	SHAG Grove Manor Northside Developer, LLC; LWHA Development, LLC	NC	F	6,200,000	Y	N	N	Y	120	20	Y	39,947.96	4	Y	N/A	N/A	N/A	N/A	Y	81
2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,780,000	Y	N	N	Y	106	20	Y	23,288.47	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-206BS	Villa Esperanza II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,600,000	Y	N	N	Y	112	20	Y	22,779.24	2	Y	N/A	N/A	N/A	N/A	Y	52
2022-207SN	MerryPlace Gardens Apartments	Palm Beach	L	Darren Smith	Magnolia Affordable Development, Inc.; SHAG MerryPlace Gardens Developer, LLC	NC	E, Non-ALF	4,500,000	Y	Y	N	N/A	63	20	Y	46,080.17	5	Y	N/A	N/A	N/A	N/A	Y	73
2022-209BS	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	NC	F	5,600,000	Y	N	N	Y	120	20	Y	35,434.38	4	Y	N/A	N/A	N/A	N/A	Y	46
2022-210SN	Seminole Square Apartments	Pinellas	L	Brett Green	Seminole Square Developer 2, LLC	NC	F	3,600,000	Y	N	N	Y	96	20	Y	28,764.38	3	Y	N/A	N/A	N/A	N/A	Y	28
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	4,200,000	Y	N	Y	SS	172	20	Y	20,459.30	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-213SN	Clearwater Gardens	Pinellas	L	Brett Green	Archway Clearwater Gardens Developer, LLC	NC	F	4,800,000	Y	N	N	Y	81	20	Y	44,096.11	5	Y	N/A	N/A	N/A	N/A	Y	50
2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,911,000	Y	N	N	N/A	46	20	Y	32,625.00	1	Y	Y	Y	Y	1	Y	45
2022-215BSN	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	E, Non-ALF	4,800,000	Y	Y	N	N/A	82	20	Y	40,509.27	5	Y	N/A	N/A	N/A	N/A	Y	11
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000	Y	N	Y	SS	274	20	Y	21,163.86	3	N	N/A	N/A	N/A	N/A	Y	1
2022-217SN	Citrus Gardens	Pasco	M	Brett Green	Citrus Gardens Developer, LLC	NC	F	6,600,000	Y	N	N	Y	112	20	Y	49,310.36	5	Y	N/A	N/A	N/A	N/A	Y	35
2022-219BS**	Westover Senior Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	E, Non-ALF	5,830,668	Y	Y	N	N/A	80	15	Y	61,559.82	5	Y	N/A	N/A	N/A	N/A	Y	41
2022-221BS	Royal Pointe	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	F	3,600,000	Y	N	N	Y	102	20	Y	27,072.35	3	Y	N/A	N/A	N/A	N/A	Y	19
2022-222SN	3611/3621 Cleveland Avenue	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	3,000,000	Y	N	N	Y	92	20	Y	24,752.61	3	Y	N/A	N/A	N/A	N/A	Y	85
2022-223BS	Metro Grande II	Miami-Dade	L	Mara S Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	94	20	Y	26,183.30	3	Y	N/A	N/A	N/A	N/A	Y	27
2022-225SN	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC	NC	F	3,932,700	Y	N	N	Y	72	20	Y	40,423.54	5	Y	N/A	N/A	N/A	N/A	Y	26

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number	
Ineligible Applications																									
2022-157BS	Taylor Way	Lee	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,000,000	N		N	Y	96	0		37,470.83									55
2022-169BS	Southpointe Vista (Phase II)	Miami-Dade	L	Christopher L. Shear	MHP FL IX Developer, LLC	NC	E, Non-ALF	4,850,000	N	Y	N	N/A	202	20	Y	17,261.10		Y	N/A	N/A	N/A	N/A	N/A	Y	54
2022-181S****	J. David Page	Saint Lucie	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,060,000	N	N	N	Y	144	20	Y	22,105.56		Y	N/A	N/A	N/A	N/A	N/A	Y	3
2022-185SN	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	Redev	F	6,100,000	N	N	N	Y	150	20	Y	31,387.69		Y	N/A	N/A	N/A	N/A	N/A	Y	4
2022-203BS***	The Beacon at Creative Village - Phase II	Orange	L	Jay P. Brock	Atlantic Housing Partners II, L.L.C.	NC	F	3,821,200	N	N	Y	SS	111	20	Y	24,390.57		Y	N/A	N/A	N/A	N/A	N/A	Y	25
2022-205BS	Frenchtown Quarters and Marketplace	Leon	M	Alberto Milo, Jr.	Frenchtown Quarters and Marketplace Developer, LLC	NC	F	5,300,000	N	N	N	Y	130	15	Y	30,746.13		Y	N/A	N/A	N/A	N/A	N/A	Y	47
2022-208BS	Rosewood Pointe Phase Two	Osceola	M	Scott Zimmerman	BDG Cardinal Gardens Developer, LLC	NC	F	6,000,000	N	N	N	Y	168	20	Y	34,007.14		Y	N/A	N/A	N/A	N/A	N/A	Y	5
2022-212BSN*	Pine Lake Residences	Gadsden	S	Brett Green	Pine Lake Residences Developer 2, LLC	NC	F	5,920,000	N	N	N	Y	76	20	Y	74,060.00		Y	N/A	N/A	N/A	N/A	N/A	Y	83
2022-218S	Carr Landing	Manatee	M	Joseph J. Chambers	Carr Landing Developers, LLC; Contemporary Housing Alternatives of Florida, Inc.	NC	F	3,925,000	N	N	N	Y	88	20	Y	39,975.57		Y	N/A	N/A	N/A	N/A	N/A	Y	68
2022-220BS	Beachside Heights	Volusia	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,350,000	N		N	Y	168	0		36,211.31									31
2022-224BSN	Freedom Pointe	Miami-Dade	L	Kimberly NA Black-King	Volunteers of America National Services	NC	E, Non-ALF	3,850,000	N	Y	N	N/A	75	20	Y	35,551.10		Y	N/A	N/A	N/A	N/A	N/A	Y	70
2022-226S	Cameron Preserve II Apartments	Osceola	M	Deion R. Lowery	DRL CP II Development LLC	NC	F	6,480,000	N	N	N	Y	84	10	Y	64,432.20		Y	N/A	N/A	N/A	N/A	N/A	Y	63

*SAIL Request Amount was adjusted during scoring which affected the Corporation Funding Per Set-Aside Amount

**SAIL Request Amount and the ELI Request Amount were adjusted during scoring. The SAIL Request adjustment affected the Corporation Funding Per Set-Aside Amount.

*** ELI Request Amount was adjusted during scoring.

**** Application did not qualify for the Basis Boost designation which affected the Corporation Funding Per Set-Aside Amount

On December 10, 2021, 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.

December 15, 2021

Sent via email

CorporationClerk@floridahousing.org
Ana.McGlamory@floridahousing.org

Ana McGlamory
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, FL 32301

RECEIVED

DEC 15 2021 8:00 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest, Request for Applications (RFA) 2021-205 (SAIL)
Proposed Funding Selections

Dear Corporation Clerk:

On behalf of Applicant HTG Garden, LLC., for proposed development Garden Ridge (Application No. 2022-143BSN), we hereby give notice of the intent to protest the Preliminary Awards and the scoring and ranking of applications for RFA 2021-205 posted by Florida Housing Finance Corporation ("Florida Housing") on Friday, December 10, 2021, at 9:53 a.m. concerning *Financing of Affordable Multifamily Housing Developments to be Used in Conjunction With Tax-Exempt Bonds and Non-Competitive Housing Credits*. (See Attached)

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,

J. Stephen Menton

J. Stephen Menton

JSM/er

cc: Hugh Brown, General Counsel

EXHIBIT C

RFA 2021-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,735,540.00
Family Demographic Funding Balance Available	1,703,040.00
Elderly Demographic Funding Balance Available	32,500.00
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	1,735,540.00

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

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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One Preservation Application

2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,500,000	411,000	1,911,000	Y	N	N	N/A	46	20	Y	1	Y	Y	Y	Y	1	Y	45
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Two Elderly Large County New Construction Applications

2022-1595N	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,000,000	600,000	3,600,000	Y	Y	N	N/A	119	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-1635N	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,250,000	600,000	2,850,000	Y	Y	N	N/A	85	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	7

Three Family Large County New Construction Applications

2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,180,000	600,000	3,780,000	Y	N	N	Y	106	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	3,600,000	600,000	4,200,000	Y	N	Y	SS	172	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,000,000	600,000	7,600,000	Y	N	Y	SS	300	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	49

One Elderly Medium County New Construction Application

2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	4,750,000	600,000	5,350,000	Y	Y	N	N/A	120	20	Y	3	Y	N/A	N/A	N/A	N/A	Y	79
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Two Family Medium County New Construction Applications

2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000		5,500,000	Y	N	Y	SS	250	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,000,000	600,000	6,600,000	Y	N	N	Y	354	20	Y	1	Y	N/A	N/A	N/A	N/A	Y	74

RFA 2021-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
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Small County Application(s)

2022-195BS**	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	4,999,860	522,100	5,521,960	Y	N	N	Y	108	20	Y	4	Y	Y	Y	N	1	Y	29
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Medium County Application(s)

2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,250,000	600,000	4,850,000	Y	Y	N	N/A	107	20	Y	4	Y	N/A	N/A	N/A	N/A	Y	61
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Large County Application(s)

2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,000,000	600,000	3,600,000	Y	N	Y	SS	103	20	Y	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDO SP Developer, Inc.	NC	E, Non-ALF	3,500,000	600,000	4,100,000	Y	Y	N	N/A	140	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	3,960,000	600,000	4,560,000	Y	N	N	Y	183	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	20

Additional funding allocated to RFA at 12/10/21 Board Meeting	10,787,000.00
Additional funding allocated from Family Funding at 12/10/21 Board Meeting	1,703,040.00
Additional funding awarded to Self-Sourced Applications	11,900,000.00
Additional funding remaining	590,040.00

2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,000,000	600,000	5,600,000	Y	N	Y	SS	200	20	Y	2	Y	N/A	N/A	N/A	N/A	Y	76
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000		6,300,000	Y	N	Y	SS	274	20	Y	3	N	N/A	N/A	N/A	N/A	Y	1

On December 10, 2021, 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.

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	PER UNIT Construction Fundline Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number
2022-137BSN	Astoria on 9th	Manatee	M	Matthew A. Rieger	HTG Astoria Developer, LLC	NC	E, Non-ALF	5,350,000	Y	Y	N	N/A	120	20	Y	33,662.66	3	Y	N/A	N/A	N/A	N/A	Y	79
2022-138BSN	Osprey Pointe II	Pasco	M	Matthew A. Rieger	HTG Osprey Pointe II Developer, LLC	NC	E, Non-ALF	6,350,000	Y	Y	N	N/A	140	20	Y	40,147.32	5	Y	N/A	N/A	N/A	N/A	Y	75
2022-139BSN	Parc Grove	Miami-Dade	L	Matthew A. Rieger	HTG Parc Grove Developer, LLC	NC	E, Non-ALF	5,707,000	Y	Y	N	N/A	200	20	Y	20,949.17	2	Y	N/A	N/A	N/A	N/A	Y	16
2022-140BSN	Lake Tower I	Miami-Dade	L	Matthew A. Rieger	HTG Lake Tower I Developer, LLC	NC	E, Non-ALF	3,665,000	Y	Y	N	N/A	120	20	Y	20,954.64	2	Y	N/A	N/A	N/A	N/A	Y	39
2022-141S	Pinnacle 441, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	3,600,000	Y	N	N	Y	100	20	Y	21,658.82	2	Y	N/A	N/A	N/A	N/A	Y	60
2022-142BSN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	F	2,825,000	Y	N	N	Y	80	20	Y	20,951.28	2	Y	N/A	N/A	N/A	N/A	Y	38
2022-143BSN	Garden Ridge	Okaloosa	M	Matthew A. Rieger	HTG Garden Developer, LLC	NC	F	6,100,000	Y	N	Y	SS	200	20	Y	25,300.00	5	Y	N/A	N/A	N/A	N/A	Y	6
2022-144BS	Whispering Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,560,000	Y	N	N	Y	183	20	Y	22,894.43	2	Y	N/A	N/A	N/A	N/A	Y	20
2022-145BSN	River Trail Apartments	Palm Beach	L	Matthew A. Rieger	HTG Ridge Developer, LLC	NC	E, Non-ALF	6,850,000	Y	Y	N	N/A	120	20	Y	38,515.63	4	Y	N/A	N/A	N/A	N/A	Y	34
2022-146BSN	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	NC	E, Non-ALF	4,850,000	Y	Y	N	N/A	107	20	Y	33,761.68	4	Y	N/A	N/A	N/A	N/A	Y	61
2022-147BSN	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	F	2,971,500	Y	N	N	Y	86	20	Y	26,426.60	3	Y	N/A	N/A	N/A	N/A	Y	22
2022-148BS	Normandy Trace	Duval	L	Matthew A. Rieger	HTG Normandy Trace Developer, LLC; TOV Development, LLC	NC	F	6,990,000	Y	N	N	Y	200	20	Y	33,803.10	4	Y	N/A	N/A	N/A	N/A	Y	53
2022-149BSN	Dunedin Apartments	Pinellas	L	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,737,000	Y	N	N	Y	71	15	Y	40,668.77	5	Y	N/A	N/A	N/A	N/A	Y	65
2022-150BSN	Palm Bay Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,800,000	Y	N	N	Y	96	15	Y	30,682.00	3	Y	N/A	N/A	N/A	N/A	Y	2
2022-151BSN***	Avon Park Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	NC	F	3,695,000	Y	N	N	Y	96	15	Y	30,682.00	3	Y	N/A	N/A	N/A	N/A	Y	78
2022-152BS	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,800,000	Y	N	N	Y	144	20	Y	30,858.33	3	Y	N/A	N/A	N/A	N/A	Y	66
2022-153BSN	Aero Vue Crossings	Osceola	M	Brett Green	Aero Vue Crossings Developer, LLC	NC	E, Non-ALF	6,200,000	Y	Y	N	N/A	108	20	Y	44,096.11	5	Y	N/A	N/A	N/A	N/A	Y	24
2022-154BS	The Enclave at Canopy Park	Orange	L	Brett Green	The Enclave at Canopy Park Developer, LLC	NC	F	4,150,000	Y	N	N	Y	84	20	Y	38,900.39	4	Y	N/A	N/A	N/A	N/A	Y	69
2022-155SN	Quail Roost Transit Village V	Miami-Dade	L	Kenneth Naylor	Quail Roost V Development, LLC	NC	E, Non-ALF	5,000,000	Y	Y	N	N/A	186	20	Y	19,407.55	1	Y	N/A	N/A	N/A	N/A	Y	62

Eligible Applications

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2022-156BS	Golden Acres Senior Apartments	Broward	L	Patrice Watkins-Edwards	Ambar3, LLC; HAPB Supporting Housing Opportunities, Inc.	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	100	20	Y	22,599.13	2	Y	N/A	N/A	N/A	N/A	Y	88
2022-158BSN	Hermosa Fort Myers at Evans	Lee	M	Michael R. Allan	Revital Development Group, LLC; National Development of America, Inc.; LCHA Developer, LLC	NC	E, Non-ALF	6,600,000	Y	Y	N	N/A	140	20	Y	33,895.51	4	Y	N/A	N/A	N/A	N/A	Y	57
2022-159SN	Vista Breeze	Miami-Dade	L	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	119	20	Y	19,938.54	1	Y	N/A	N/A	N/A	N/A	Y	23
2022-160S	Heritage at Park View	Miami-Dade	L	Robert G Hoskins	NuRock Development Partners, Inc.	NC	F	3,600,000	Y	N	Y	SS	103	20	Y	25,264.77	5	Y	N/A	N/A	N/A	N/A	Y	84
2022-161BSN	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	NC	F	7,100,000	Y	N	N	Y	280	20	Y	19,742.01	1	Y	N/A	N/A	N/A	N/A	Y	67
2022-162BS	Arbours at Emerald Springs	Walton	S	Sam T. Johnston	Arbour Valley Development, LLC	NC	F	6,600,000	Y	N	N	Y	96	20	Y	66,125.00	5	Y	N/A	N/A	N/A	N/A	Y	40
2022-163SN	Bear Creek Commons	Pinellas	L	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	2,850,000	Y	Y	N	N/A	85	20	Y	22,511.25	2	Y	N/A	N/A	N/A	N/A	Y	7
2022-164BSN	Sunset Lake	Polk	M	Matthew A. Rieger	HTG Sunset Lake Developer, LLC	NC	F	5,311,000	Y	N	N	Y	104	20	Y	44,645.43	5	Y	N/A	N/A	N/A	N/A	Y	87
2022-165SN	Casa di Francesco	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC; CCDOSP Developer, Inc.	NC	E, Non-ALF	4,100,000	Y	Y	N	N/A	140	20	Y	24,437.50	2	Y	N/A	N/A	N/A	N/A	Y	72
2022-166BS	St. Peter Claver Place Phase II	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	5,100,000	Y	N	N	Y	78	20	Y	49,386.22	5	Y	N/A	N/A	N/A	N/A	Y	43
2022-167BSN	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	F	4,900,000	Y	N	N	Y	90	20	Y	37,787.22	4	Y	N/A	N/A	N/A	N/A	Y	64
2022-168SN	Wedgewood Villas	Pinellas	L	Matthew A. Rieger	HTG Bergson Developer, LLC	NC	E, Non-ALF	4,400,000	Y	Y	N	N/A	79	20	Y	40,906.52	5	Y	N/A	N/A	N/A	N/A	Y	48
2022-170BS	Douglas Gardens VI	Broward	L	Christopher L. Shear	MHP Douglas Developer II, LLC; Douglas Gardens VI Developer, LLC	NC	E, Non-ALF	5,662,521	Y	Y	N	N/A	190	20	Y	19,940.31	2	Y	N/A	N/A	N/A	N/A	Y	37
2022-171BS	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSJD Developer, Inc.; CCHA Developer, LLC	NC	F	4,950,000	Y	N	N	Y	80	20	Y	46,546.51	5	Y	N/A	N/A	N/A	N/A	Y	12
2022-172SN	Bel Mar Place	Hillsborough	L	Brett Green	Bel Mar Place Developer, LLC; THA Developer, LLC; Signature Property Services of Florida, LLC	NC	F	5,000,000	Y	N	N	Y	100	20	Y	34,799.39	4	Y	N/A	N/A	N/A	N/A	Y	18
2022-173SN	Culmer Apartments III	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	NC	E, Non-ALF	5,470,000	Y	Y	N	N/A	200	20	Y	19,976.98	2	Y	N/A	N/A	N/A	N/A	Y	77
2022-174SN	Culmer Apartments IV	Miami-Dade	L	Kenneth Naylor	APC Culmer Development IV, LLC	NC	F	6,300,000	Y	N	N	Y	240	20	Y	19,484.74	1	Y	N/A	N/A	N/A	N/A	Y	59
2022-175S	Perrine Station	Miami-Dade	L	Robert Hoskins	NuRock Development Partners, Inc.	NC	F	6,200,000	Y	N	N	Y	126	20	Y	36,462.67	4	Y	N/A	N/A	N/A	N/A	Y	10
2022-176BSN	Jacaranda Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	NC	F	6,600,000	Y	N	N	Y	178	20	Y	31,026.74	3	Y	N/A	N/A	N/A	N/A	Y	30
2022-177BSN	Old Cutler Village Phase 2	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	4,700,000	Y	N	N	Y	164	20	Y	21,260.63	2	Y	N/A	N/A	N/A	N/A	Y	32
2022-178BSN	Cypress Ridge	Hernando	M	Matthew A. Rieger	HTG Cypress Developer, LLC	NC	E, Non-ALF	6,325,000	Y	Y	N	N/A	140	20	Y	39,972.77	4	Y	N/A	N/A	N/A	N/A	Y	56

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2022-179SN	Autumn Ridge	Palm Beach	L	Linda Odum	Landmark Development Corp.; Magnolia Affordable Development, Inc.	NC	E, Non-ALF	3,670,000	Y	Y	N	N/A	106	20	Y	25,292.17	3	Y	N/A	N/A	N/A	N/A	Y	71
2022-180S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,850,000	Y	N	N	Y	225	20	Y	18,463.89	1	Y	N/A	N/A	N/A	N/A	Y	13
2022-182BSN	Osprey Landing	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC; ADC Communities II, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	91	20	Y	27,046.48	3	Y	N/A	N/A	N/A	N/A	Y	89
2022-183BS	Ascend Apartments	Leon	M	Domingo Sanchez	DDER Development, LLC; Graceful Solutions, Inc.	NC	F	5,640,000	Y	N	N	Y	72	20	Y	56,028.00	5	Y	N/A	N/A	N/A	N/A	Y	44
2022-184SN	Ashford Pointe	Orange	L	Jonathan L. Wolf	Ashford Pointe Developer, LLC	NC	F	7,600,000	Y	N	N	Y	170	20	Y	35,017.50	4	Y	N/A	N/A	N/A	N/A	Y	58
2022-186S	Falcon Trace II	Osceola	M	Domingo Sanchez	DDER Development, LLC	NC	F	6,600,000	Y	N	N	Y	354	20	Y	14,413.98	1	Y	N/A	N/A	N/A	N/A	Y	74
2022-187BS	Corry Family Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	F	3,801,415	Y	N	N	Y	75	15	Y	42,000.00	5	Y	N/A	N/A	N/A	N/A	Y	14
2022-188BS	Edison Towers II	Miami-Dade	L	Carol A. Gardner	TEDC Affordable Communities, Inc.	NC	E, Non-ALF	5,600,000	Y	Y	N	N/A	96	20	Y	42,729.69	5	Y	N/A	N/A	N/A	N/A	Y	15
2022-189SN	Perrine Village II	Miami-Dade	L	Kenneth Naylor	APC Perrine Development II, LLC	NC	F	7,500,000	Y	N	N	Y	284	20	Y	19,932.50	1	Y	N/A	N/A	N/A	N/A	Y	86
2022-190S	Ridge Road	Leon	M	Clayton Hunter Nelson	ECG Ridge Road Developer, LLC	NC	F	5,500,000	Y	N	Y	SS	250	20	Y	23,276.00	4	Y	N/A	N/A	N/A	N/A	Y	8
2022-191BSN	Lucy Landing	Miami-Dade	L	Lewis V. Swezy	RS Development Corp; Lewis V. Swezy	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	110	20	Y	23,193.41	2	Y	N/A	N/A	N/A	N/A	Y	80
2022-192S	Quail Roost Transit Village VI	Miami-Dade	L	Kenneth Naylor	Quail Roost VI Development, LLC	NC	F	7,600,000	Y	N	Y	SS	300	20	Y	19,142.90	1	Y	N/A	N/A	N/A	N/A	Y	49
2022-193BS	Sherwood Oaks	Alachua	M	Joseph F. Chapman, IV	Royal American Properties, LLC	A/P	F	5,599,680	Y	N	N	Y	124	20	Y	40,320.00	3	Y	Y	Y	N	1	Y	9
2022-194SN	The Village at Southside	Duval	L	Darren Smith	SHAG Village Developer, LLC	NC	E, Non-ALF	7,600,000	Y	Y	N	N/A	100	20	Y	64,400.00	5	Y	N/A	N/A	N/A	N/A	Y	82
2022-195BS***	College Arms Apartments	Putnam	S	Joseph F. Chapman	Royal American Properties, LLC	A/P	F	5,521,960	Y	N	N	Y	108	20	Y	53,239.25	4	Y	Y	Y	N	1	Y	29
2022-196SN	Hillcrest Reserve	Polk	M	Darren Smith	SHAG Hillcrest Developer, LLC; WHHA Development, LLC	NC	F	6,600,000	Y	N	N	Y	120	20	Y	49,197.00	5	Y	N/A	N/A	N/A	N/A	Y	51
2022-197BS	The Enclave at Rio	Miami-Dade	L	Joseph F. Chapman, IV	Royal American Properties, LLC	NC	E, Non-ALF	6,400,000	Y	N	N	N/A	100	20	Y	47,583.78	5	Y	N/A	N/A	N/A	N/A	Y	90
2022-198SN***	Villas at Academy Place	Seminole	M	Darren Smith	SHAG Villas at Academy Place Developer, LLC; SCHA Developer, LLC	NC	F	2,888,000	Y	N	N	Y	60	20	Y	37,717.70	4	N	N/A	N/A	N/A	N/A	Y	36
2022-199BS	Garden House II	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	NC	F	5,850,000	Y	N	Y	SS	190	20	Y	23,498.59	4	Y	N/A	N/A	N/A	N/A	Y	42
2022-200SN	St. Joseph Manor II	Broward	L	Darren Smith	CHS St. Joseph Manor II Development, LLC; SHAG St. Joseph Developer, LLC	NC	E, Non-ALF	6,200,000	Y	Y	N	N/A	150	20	Y	25,983.55	3	Y	N/A	N/A	N/A	N/A	Y	33
2022-201BSN	Naranja Grand II	Miami-Dade	L	Matthew A. Rieger	Naranja Grand II Developer, LLC	NC	F	5,600,000	Y	N	Y	SS	200	20	Y	20,510.25	2	Y	N/A	N/A	N/A	N/A	Y	76

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2022-202SN	Grove Manor Phase I	Polk	M	Darren Smith	SHAG Grove Manor Northside Developer, LLC; LWHA Development, LLC	NC	F	6,200,000	Y	N	N	Y	120	20	Y	39,947.96	4	Y	N/A	N/A	N/A	N/A	Y	81
2022-204S	Captiva Cove III	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,780,000	Y	N	N	Y	106	20	Y	23,288.47	2	Y	N/A	N/A	N/A	N/A	Y	21
2022-206BS	Villa Esperanza II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,600,000	Y	N	N	Y	112	20	Y	22,779.24	2	Y	N/A	N/A	N/A	N/A	Y	52
2022-207SN	MerryPlace Gardens Apartments	Palm Beach	L	Darren Smith	Magnolia Affordable Development, Inc.; SHAG MerryPlace Gardens Developer, LLC	NC	E, Non-ALF	4,500,000	Y	Y	N	N/A	63	20	Y	46,080.17	5	Y	N/A	N/A	N/A	N/A	Y	73
2022-209BS	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	NC	F	5,600,000	Y	N	N	Y	120	20	Y	35,434.38	4	Y	N/A	N/A	N/A	N/A	Y	46
2022-210SN	Seminole Square Apartments	Pinellas	L	Brett Green	Seminole Square Developer 2, LLC	NC	F	3,600,000	Y	N	N	Y	96	20	Y	28,764.38	3	Y	N/A	N/A	N/A	N/A	Y	28
2022-211S	Lofts at San Marco East	Duval	L	James R. Hoover	TVC Development, Inc.	NC	F	4,200,000	Y	N	Y	SS	172	20	Y	20,459.30	2	Y	N/A	N/A	N/A	N/A	Y	17
2022-213SN	Clearwater Gardens	Pinellas	L	Brett Green	Archway Clearwater Gardens Developer, LLC	NC	F	4,800,000	Y	N	N	Y	81	20	Y	44,096.11	5	Y	N/A	N/A	N/A	N/A	Y	50
2022-214BS	The Franklin House	Lake	M	Matthew D. Rule	National Church Residences	A/P	E, Non-ALF	1,911,000	Y	N	N	N/A	46	20	Y	32,625.00	1	Y	Y	Y	Y	1	Y	45
2022-215BSN	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	NC	E, Non-ALF	4,800,000	Y	Y	N	N/A	82	20	Y	40,509.27	5	Y	N/A	N/A	N/A	N/A	Y	11
2022-216S	Windmill Farms	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	6,300,000	Y	N	Y	SS	274	20	Y	21,163.86	3	N	N/A	N/A	N/A	N/A	Y	1
2022-217SN	Citrus Gardens	Pasco	M	Brett Green	Citrus Gardens Developer, LLC	NC	F	6,600,000	Y	N	N	Y	112	20	Y	49,310.36	5	Y	N/A	N/A	N/A	N/A	Y	35
2022-219BS**	Westover Senior Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	NC	E, Non-ALF	5,830,668	Y	Y	N	N/A	80	15	Y	61,559.82	5	Y	N/A	N/A	N/A	N/A	Y	41
2022-221BS	Royal Pointe	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	F	3,600,000	Y	N	N	Y	102	20	Y	27,072.35	3	Y	N/A	N/A	N/A	N/A	Y	19
2022-222SN	3611/3621 Cleveland Avenue	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	3,000,000	Y	N	N	Y	92	20	Y	24,752.61	3	Y	N/A	N/A	N/A	N/A	Y	85
2022-223BS	Metro Grande II	Miami-Dade	L	Mara S Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	3,600,000	Y	Y	N	N/A	94	20	Y	26,183.30	3	Y	N/A	N/A	N/A	N/A	Y	27
2022-225SN	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC	NC	F	3,932,700	Y	N	N	Y	72	20	Y	40,423.54	5	Y	N/A	N/A	N/A	N/A	Y	26

RFA 2021-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	PER Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Age of Development Pref, if Pres	RA Level 1, 2 or 3 Pref, if Pres	ESS Construction Funding Pref, if Pres	Actual RA Level, if Pres	Florida Job Creation Preference	Lottery Number	
Ineligible Applications																									
2022-157BS	Taylor Way	Lee	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,000,000	N		N	Y	96	0		37,470.83									55
2022-169BS	Southpointe Vista (Phase II)	Miami-Dade	L	Christopher L. Shear	MHP FL IX Developer, LLC	NC	E, Non-ALF	4,850,000	N	Y	N	N/A	202	20	Y	17,261.10		Y	N/A	N/A	N/A	N/A	N/A	Y	54
2022-181S****	J. David Page	Saint Lucie	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,060,000	N	N	N	Y	144	20	Y	22,105.56		Y	N/A	N/A	N/A	N/A	N/A	Y	3
2022-185SN	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	Redev	F	6,100,000	N	N	N	Y	150	20	Y	31,387.69		Y	N/A	N/A	N/A	N/A	N/A	Y	4
2022-203BS***	The Beacon at Creative Village - Phase II	Orange	L	Jay P. Brock	Atlantic Housing Partners II, L.L.C.	NC	F	3,821,200	N	N	Y	SS	111	20	Y	24,390.57		Y	N/A	N/A	N/A	N/A	N/A	Y	25
2022-205BS	Frenchtown Quarters and Marketplace	Leon	M	Alberto Milo, Jr.	Frenchtown Quarters and Marketplace Developer, LLC	NC	F	5,300,000	N	N	N	Y	130	15	Y	30,746.13		Y	N/A	N/A	N/A	N/A	N/A	Y	47
2022-208BS	Rosewood Pointe Phase Two	Osceola	M	Scott Zimmerman	BDG Cardinal Gardens Developer, LLC	NC	F	6,000,000	N	N	N	Y	168	20	Y	34,007.14		Y	N/A	N/A	N/A	N/A	N/A	Y	5
2022-212BSN*	Pine Lake Residences	Gadsden	S	Brett Green	Pine Lake Residences Developer 2, LLC	NC	F	5,920,000	N	N	N	Y	76	20	Y	74,060.00		Y	N/A	N/A	N/A	N/A	N/A	Y	83
2022-218S	Carr Landing	Manatee	M	Joseph J. Chambers	Carr Landing Developers, LLC; Contemporary Housing Alternatives of Florida, Inc.	NC	F	3,925,000	N	N	N	Y	88	20	Y	39,975.57		Y	N/A	N/A	N/A	N/A	N/A	Y	68
2022-220BS	Beachside Heights	Volusia	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,350,000	N		N	Y	168	0		36,211.31									31
2022-224BSN	Freedom Pointe	Miami-Dade	L	Kimberly NA Black-King	Volunteers of America National Services	NC	E, Non-ALF	3,850,000	N	Y	N	N/A	75	20	Y	35,551.10		Y	N/A	N/A	N/A	N/A	N/A	Y	70
2022-226S	Cameron Preserve II Apartments	Osceola	M	Deion R. Lowery	DRL CP II Development LLC	NC	F	6,480,000	N	N	N	Y	84	10	Y	64,432.20		Y	N/A	N/A	N/A	N/A	N/A	Y	63

*SAIL Request Amount was adjusted during scoring which affected the Corporation Funding Per Set-Aside Amount

**SAIL Request Amount and the ELI Request Amount were adjusted during scoring. The SAIL Request adjustment affected the Corporation Funding Per Set-Aside Amount.

*** ELI Request Amount was adjusted during scoring.

**** Application did not qualify for the Basis Boost designation which affected the Corporation Funding Per Set-Aside Amount

On December 10, 2021, 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.

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2021-628-E**

5 AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO
6 THE FUTURE LAND USE MAP SERIES OF THE 2030
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND
8 USE DESIGNATION FROM COMMUNITY/GENERAL
9 COMMERCIAL (CGC) TO COMMUNITY/GENERAL COMMERCIAL
10 (CGC) WITH SITE SPECIFIC POLICY 4.4.18 ON
11 APPROXIMATELY 5.64± ACRES LOCATED IN COUNCIL
12 DISTRICT 5 AT 3036 PHILIPS HIGHWAY, 3114 PHILIPS
13 HIGHWAY, AND 0 ST. AUGUSTINE ROAD, BETWEEN
14 PHILIPS HIGHWAY AND ST. AUGUSTINE ROAD, OWNED BY
15 3036 JAX, LLC, VEERASAMY VEERAMAH, AND PURNWATIE
16 D. VEERAMAH, AS MORE PARTICULARLY DESCRIBED
17 HEREIN, PURSUANT TO APPLICATION NUMBER L-5609-
18 21C; PROVIDING A DISCLAIMER THAT THE AMENDMENT
19 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
20 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
21 PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
24 *Ordinance Code*, Section 163.3187(1), *Florida Statutes*, and Section
25 125.01055, *Florida Statutes*, an application for a proposed Small-
26 Scale Amendment to the Future Land Use Map series (FLUMs) of the 2030
27 *Comprehensive Plan* to change the Future Land Use designation from
28 Community/General Commercial (CGC) to Community/General Commercial
29 (CGC) with Site Specific Policy 4.4.18 on 5.64± acres of certain real
30 property in Council District 5, was filed by Steve Diebenow, Esq.,
31 on behalf of the owners, 3036 Jax, LLC, Veerasamy Veeramah, and

1 Purnwatie D. Veeramah; and

2 **WHEREAS**, the Planning and Development Department reviewed the
3 proposed revision and application and has prepared a written report
4 and rendered an advisory recommendation to the City Council with
5 respect to the proposed amendment; and

6 **WHEREAS**, the Planning Commission, acting as the Local Planning
7 Agency (LPA), held a public hearing on this proposed amendment, with
8 due public notice having been provided, reviewed and considered
9 comments received during the public hearing and made its
10 recommendation to the City Council; and

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City
12 Council held a public hearing on this proposed amendment to the *2030*
13 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,
14 considered all written and oral comments received during the public
15 hearing, and has made its recommendation to the City Council; and

16 **WHEREAS**, the City Council held a public hearing on this proposed
17 amendment, with public notice having been provided, pursuant to
18 Section 163.3187, *Florida Statutes* and Chapter 650, Part 4, *Ordinance*
19 *Code*, and considered all oral and written comments received during
20 public hearings, including the data and analysis portions of this
21 proposed amendment to the *2030 Comprehensive Plan* and the
22 recommendations of the Planning and Development Department, the
23 Planning Commission and the LUZ Committee; and

24 **WHEREAS**, in the exercise of its authority, the City Council has
25 determined it necessary and desirable to adopt this proposed amendment
26 to the *2030 Comprehensive Plan* to preserve and enhance present
27 advantages, encourage the most appropriate use of land, water, and
28 resources consistent with the public interest, overcome present
29 deficiencies, and deal effectively with future problems which may
30 result from the use and development of land within the City of
31 Jacksonville; now, therefore

1 **BE IT ORDAINED** by the Council of the City of Jacksonville:

2 **Section 1. Purpose and Intent.** This Ordinance is adopted
3 to carry out the purpose and intent of, and exercise the authority
4 set out in, the Community Planning Act, Sections 163.3161 through
5 163.3248, *Florida Statutes*, Chapter 166, *Florida Statutes*, as
6 amended, and Section 125.01055, *Florida Statutes*.

7 **Section 2. Subject Property Location and Description.** The
8 approximately 5.64± acres (R.E. Nos. 130411-0600, 130412-0100 and
9 130413-0000) are located in Council District 5, at 0 St. Augustine
10 Road, 3036 Philips Highway, and 3114 Philips Highway, between Philips
11 Highway and St. Augustine Road, as more particularly described in
12 **Exhibit 1**, dated August 30, 2021, and graphically depicted in **Exhibit**
13 **2**, both **attached hereto** and incorporated herein by this reference
14 (the "Subject Property").

15 **Section 3. Owner and Applicant Description.** The Subject
16 Property is owned by 3036 Jax, LLC, Veerasamy Veeramah, and Purnwatie
17 D. Veeramah. The applicant is Steve Diebenow, Esq., One Independent
18 Drive, Suite 1200, Jacksonville, Florida 32202; (904) 301-1269.

19 **Section 4. Adoption of Small-Scale Land Use Amendment.** The
20 City Council hereby adopts a proposed Small-Scale revision to the
21 Future Land Use Map series of the *2030 Comprehensive Plan* by changing
22 the Future Land Use Map designation from Community/General Commercial
23 (CGC) to Community/General Commercial (CGC) with Site Specific Policy
24 4.4.18 dated August 30, 2021 and attached hereto as **Exhibit 3**,
25 pursuant to Application Number L-5609-21C.

26 **Section 5. Applicability, Effect and Legal Status.** The
27 applicability and effect of the *2030 Comprehensive Plan*, as herein
28 amended, shall be as provided in the Community Planning Act, Sections
29 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
30 development undertaken by, and all actions taken in regard to
31 development orders by governmental agencies in regard to land which

1 is subject to the *2030 Comprehensive Plan*, as herein amended, shall
2 be consistent therewith as of the effective date of this amendment
3 to the plan.

4 **Section 6. Effective date of this Plan Amendment.**

5 (a) If the amendment meets the criteria of Section 163.3187,
6 *Florida Statutes*, as amended, and is not challenged, the effective
7 date of this plan amendment shall be thirty-one (31) days after
8 adoption.

9 (b) If challenged within thirty (30) days after adoption, the
10 plan amendment shall not become effective until the state land
11 planning agency or the Administration Commission, respectively,
12 issues a final order determining the adopted Small-Scale Amendment
13 to be in compliance.

14 **Section 7. Disclaimer.** The amendment granted herein shall
15 **not** be construed as an exemption from any other applicable local,
16 state, or federal laws, regulations, requirements, permits or
17 approvals. All other applicable local, state or federal permits or
18 approvals shall be obtained before commencement of the development
19 or use and issuance of this amendment is based upon acknowledgement,
20 representation and confirmation made by the applicant(s), owner(s),
21 developer(s) and/or any authorized agent(s) or designee(s) that the
22 subject business, development and/or use will be operated in strict
23 compliance with all laws. Issuance of this amendment does **not** approve,
24 promote or condone any practice or act that is prohibited or
25 restricted by any federal, state or local laws.

26 **Section 8. Effective Date.** This Ordinance shall become
27 effective upon signature by the Mayor or upon becoming effective
28 without the Mayor's signature.

1 Form Approved:

2

3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Helena Parola

6 GC-#1450904-v3-2021-628_(L-5609-21C_(SSP)).docx

1 Introduced and amended by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2021-629-E**

5 AN ORDINANCE REZONING APPROXIMATELY 5.64± ACRES
6 LOCATED IN COUNCIL DISTRICT 5 AT 3036 PHILIPS
7 HIGHWAY, 3114 PHILIPS HIGHWAY AND 0 ST. AUGUSTINE
8 ROAD, OWNED BY 3036 JAX, LLC, VEERASAMY VEERAMAH,
9 AND PURNWATIE D. VEERAMAH, AS DESCRIBED HEREIN,
10 FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
11 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL
14 AND COMMERCIAL USES, AS DESCRIBED IN THE 3036
15 PHILIPS HIGHWAY PUD, PURSUANT TO FUTURE LAND USE
16 MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
17 APPLICATION NUMBER L-5609-21C; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
19 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to the
26 companion land use application L-5609-21C; and

27 **WHEREAS**, in order to ensure consistency of zoning district with
28 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-5609-21C, an application to rezone and reclassify from
30 Commercial Community/General-2 (CCG-2) District to Planned Unit

1 Development (PUD) District was filed by Steve Diebenow, Esq., on
2 behalf of the owners of approximately 5.64± acres of certain real
3 property in Council District 5, as more particularly described in
4 Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to
6 ensure consistency of this zoning district with the *2030 Comprehensive*
7 *Plan*, has considered the rezoning and has rendered an advisory
8 opinion; and

9 **WHEREAS**, the Planning Commission has considered the application
10 and has rendered an advisory opinion; and

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
12 notice, held a public hearing and made its recommendation to the
13 Council; and

14 **WHEREAS**, the City Council, after due notice, held a public
15 hearing, and taking into consideration the above recommendations as
16 well as all oral and written comments received during the public
17 hearings, the Council finds that such rezoning is consistent with the
18 *2030 Comprehensive Plan* adopted under the comprehensive planning
19 ordinance for future development of the City of Jacksonville; and

20 **WHEREAS**, the Council finds that the proposed PUD does not affect
21 adversely the orderly development of the City as embodied in the
22 *Zoning Code*; will not affect adversely the health and safety of
23 residents in the area; will not be detrimental to the natural
24 environment or to the use or development of the adjacent properties
25 in the general neighborhood; and the proposed PUD will accomplish the
26 objectives and meet the standards of Section 656.340 (Planned Unit
27 Development) of the *Zoning Code* of the City of Jacksonville; now,
28 therefore

29 **BE IT ORDAINED** by the Council of the City of Jacksonville:

30 **Section 1. Subject Property Location and Description.** The
31 approximately 5.64± acres are located in Council District 5, at 3036

1 Philips Highway, 3114 Philips Highway and 0 St. Augustine Road, as
2 more particularly described in **Exhibit 1**, dated August 30, 2021, and
3 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
4 and incorporated herein by this reference (the "Subject Property").

5 **Section 2. Owner and Applicant Description.** The Subject
6 Property is owned by 3036 Jax, LLC, Veerasamy Veeramah, and Purnwatie
7 D. Veeramah. The applicant is Steve Diebenow, Esq., One Independent
8 Drive, Suite 1200, Jacksonville, Florida 32202; (904) 301-1269.

9 **Section 3. Property Rezoned.** The Subject Property,
10 pursuant to adopted companion Small-Scale Amendment L-5609-21C, is
11 hereby rezoned and reclassified from Commercial Community/General-2
12 (CCG-2) District to Planned Unit Development (PUD) District. This
13 new PUD district shall generally permit multi-family residential and
14 commercial uses, and is described, shown and subject to the following
15 documents, **attached hereto**:

16 **Exhibit 1** - Legal Description dated August 30, 2021.

17 **Exhibit 2** - Subject Property Map (prepared by P&DD).

18 **Revised Exhibit 3** - Revised Written Description dated September 14,
19 2021.

20 **Exhibit 4** - Site Plan dated August 27, 2021.

21 **Section 4. Contingency.** This rezoning shall not become
22 effective until 31 days after adoption of the companion Small-Scale
23 Amendment unless challenged by the state land planning agency; and
24 further provided that if the companion Small-Scale Amendment is
25 challenged by the state land planning agency, this rezoning shall not
26 become effective until the state land planning agency or the
27 Administration Commission issues a final order determining the
28 companion Small-Scale Amendment is in compliance with Chapter 163,
29 *Florida Statutes*.

30 **Section 5. Disclaimer.** The rezoning granted herein shall
31 not be construed as an exemption from any other applicable local,

1 state, or federal laws, regulations, requirements, permits or
2 approvals. All other applicable local, state or federal permits or
3 approvals shall be obtained before commencement of the development
4 or use and issuance of this rezoning is based upon acknowledgement,
5 representation and confirmation made by the applicant(s), owner(s),
6 developer(s) and/or any authorized agent(s) or designee(s) that the
7 subject business, development and/or use will be operated in strict
8 compliance with all laws. Issuance of this rezoning does not approve,
9 promote or condone any practice or act that is prohibited or
10 restricted by any federal, state or local laws.

11 **Section 6. Effective Date.** The enactment of this Ordinance
12 shall be deemed to constitute a quasi-judicial action of the City
13 Council and shall become effective upon signature by the Council
14 President and the Council Secretary.

15
16 Form Approved:

17
18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

21 GC-#1460074-v1-2021-629-E.docx