

**BEFORE THE FLORIDA HOUSING FINANCE CORPORATION**

**ARCHWAY PRINCETON OAKS, LLC,**

**Petitioner,**

**FHFC Case No.: 2023-047BP**

**vs.**

**RFA No.: 2023-304**

**Application No.: 2023-197BR**

**FLORIDA HOUSING FINANCE CORPORATION,**

**Respondent.**

**RECEIVED**

JUN 22 2023 12:01 PM

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

**FLORIDA HOUSING  
FINANCE CORPORATION**

Petitioner ARCHWAY PRINCETON OAKS, LLC (“Archway”) files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to section 120.57(3), Florida Statutes, and rules 67-60.009 and 28-110.004, Florida Administrative Code. This petition challenges the eligibility determinations, evaluations and proposed allocations set forth in the Notice of Intended Decision posted on June 9, 2023 by Respondent, Florida Housing Finance Corporation (“Florida Housing”), in response to Request for Applications 2023-304 RRLP Financing to be Used for Rental Developments in Hurricane Ian and Hurricane Nicole Impacted Counties (the “RFA”). In support, Archway states:

**I. Parties**

1. Archway is a legally formed entity qualified to do business in Florida. For purposes of this proceeding, its address, telephone number, and email address are those of its undersigned counsel.

2. Archway filed an Application in response to the RFA, seeking the award of Rental Recovery Loan Program (“RRLP”) financing to be used for rental developments in Hurricane Ian

and Hurricane Nicole impacted counties. Archway proposes to build a 90-unit Garden development in Orange County.

3. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301. Florida Housing's file number for Archway's application is 2023-197BR.

## **II. Notice**

4. Archway received notice of Florida Housing's intended decision to award funding pursuant to the RFA on June 9, 2023, when Florida Housing's Board of Directors approved the recommendation of its Review Committee. A copy of the notice posted on the Florida Housing website concerning the Board action is attached as **Exhibit 1**. Archway's Application was deemed eligible for RRLP funds but was not selected for a preliminary award of funding based on the sorting and selection criteria in the RFA. For the reasons set forth below, Archway contends that its Application should have been selected for funding.

5. Archway timely filed a Notice of Intent to Protest, with attachments, on June 12, 2023. A copy of the notice, without attachments, is attached as **Exhibit 2**.

## **III. Background**

6. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of awarding various types of funding for affordable housing in Florida. In accordance with that authority, Florida Housing has adopted Chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs. Chapter 67-48 also applies to this competitive solicitation for RRLP funding. In addition, Chapter 67-53 governs compliance procedures. Applicants are required to adhere to

the provisions of the RFA and each of the administrative rule chapters referenced in this paragraph. See RFA, p. 8 (§ Three F.3).

7. The RFA was issued on April 12, 2023 and amended on April 25, 2023, with applications due May 3, 2023 (the “Application Deadline”). The RFA seeks Applications from developers proposing to build affordable housing utilizing RRLP financing as funding for Developments in the following Hurricane impacted counties and based on the available impact criteria and FEMA data:

Tier 1 Counties: Charlotte, Lee, Orange, Sarasota and Volusia

Tier 2 Counties: Collier, DeSoto, Hillsborough, Osceola, Polk and Seminole

Tier 3 Counties: Brevard, Flagler, Glades, Hardee, Hendry, Highlands, Lake, Manatee, Monroe, Okeechobee, Palm Beach, Pasco, Pinellas, Putnam and St. Johns

RFA, p. 2 (§ One). Florida Housing anticipated the award of an estimated \$81,600,000 in RRLP funds through the RFA.

#### **IV. Pertinent Portions of the RFA**

8. The RFA sets forth the information required to be provided by an Applicant and sets out a general description of the types of projects that will be eligible for funding. First, Applicants are required to meet certain mandatory eligibility requirements that must be satisfied in order to be selected for funding. RFA, pp. 61-64 (§ Five A.1).

##### **A. The RFA’s Environmental Site Assessment Form (Attachment 11)**

9. For example, in order to prove their readiness to proceed with the development, Applicants are obligated to submit proof that an Environmental Site Assessment has been conducted on the development site. Specifically, Applicants are required to “[d]emonstrate that a Phase I Environmental Site Assessment (ESA), and if required or recommended, a Phase II ESA,

have been performed on or before the Application Deadline for the entire proposed Development site by providing the applicable **properly completed and executed** Florida Housing Finance Corporation Verification of Environmental Safety – Phase I Site Assessment form (Form Rev 07-2022), and if required or recommended, the Florida Housing Finance Corporation Verification of Environmental Safety – Phase II Site Assessment form, as **Attachment 11** to Exhibit A.” RFA, p. 35 (§ Four A.7) (emphasis added); *see also* RFA pp. 61-62 (§ Five A.1) (listing “Environmental Site Assessment demonstrated” as an Eligibility Item and noting that “[o]nly Applications that meet all of the following Eligibility Items will be eligible for funding and considered for funding selection.”).

#### **B. The RFA’s Sorting and Funding Selection Process**

10. Because multiple Applicants may achieve the maximum number of points and meet the mandatory eligibility requirements, the RFA also sets forth an Application Sorting Order:

Within each Tier, 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:

- a. First, by the Application’s Leveraging Classification, applying multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);
- b. Next, 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);
- c. Next, preference will be given to Applications that qualify for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- d. Finally, by lottery number, with Applications that have a lower lottery number listed above Applications with a higher lottery number.

RFA, pp. 64-65 (§ Five B.1).

11. The RFA next explains the funding goals for Applications:
  - The Corporation has a goal to fund one Priority I, Tier 1 Application that qualifies for the Public Housing Authority (“PHA”) Goal. (Definition, RFA, p. 60)
  - The Corporation has a goal to fund three Applications in Lee County, with a preference that they be Priority I Applications.

RFA, p. 65 (§ Five B.2).

12. To ensure that funding is not concentrated in any one county, the RFA further includes a County Award Tally:

As each Application is selected for tentative funding in the selection process below, the county where the proposed Development will be located will have one Application credited toward the County Award Tally.

Within each Tier, the Corporation will prioritize eligible unfunded Priority I Applications that meet the Funding Test and are located in counties that have the lowest County Award Tally above other eligible unfunded Priority I Applications in counties with a higher County Award Tally that also meet the Funding Test, even if the Priority I Applications with a higher County Award Tally are higher ranked. If there are multiple eligible unfunded Priority I Applications within a Tier that meet the Funding Test and have the lowest County Award Tally, the Corporation will select the highest-ranking Application among them for tentative funding.

For instance, Application 1 and Application 2 are the only eligible unfunded Priority I Applications that meet the Funding Test within a Tier Level. Application 1 is higher ranked than Application 2 and has a County Award Tally of 1. Although Application 2 is lower ranked than Application 1, it has a County Award Tally of 0, and, therefore, Application 2 will be selected for funding.

RFA, p. 65 (§ Five B.3).

13. The RFA also contains a funding test: Applications will be selected for funding only if there is enough RRLP funding available to fully fund the Eligible RRLP Request Amount. RFA, p. 66 (§ Five, B.4).

14. Finally, the RFA outlines the Funding Selection Process for eligible applicants. As explained in section Five B.2., the goal of the Funding Selection Process is to “fund one Priority I, Tier 1 Application that qualifies for the PHA Goal” and to “fund three Applications in Lee County, with a preference that they be Priority I Applications.” The Funding Selection Process outlines a procedure for selecting Applicants that satisfy each goal. If any funds remain and no eligible unfunded Applications can be fully funded, no further Applications will be considered for funding and any remaining funding will be distributed by the Board. RFA, pp. 66-67 (§ Five B.5).

15. On May 25, 2023, Florida Housing’s Review Committee met to assess the 36 Applications received in response to the RFA. Of those Applications, the Review Committee determined that all 36 Applications submitted were eligible for funding, including Archway’s Application. *See Exhibit 3* (RFA 2023-304 Application Scores).

16. The Review Committee further followed the Funding Selection Process to recommend Applicants for funding. Among those selected for Orange County were:

- a. Cardinal Pointe, LLC (“Cardinal Pointe”), proposed a development named Cardinal Pointe; and
- b. ECG Town Oaks, LP (“Town Oaks”), proposed a development called Town Oaks Apartments.

*See Exhibit 1* (RFA 2023-304 Board Approved Preliminary Awards adopting the Review Committee Recommendations).

17. The Board approved the Committee’s recommendations at its meeting on June 9, 2023. *See Exhibit 1*.

## V. Substantial Interests Affected

18. Archway's substantial interests are affected because Cardinal Pointe and Town Oaks were erroneously found eligible for funding under the RFA. If Florida Housing had properly recognized that Cardinal Pointe and/or Town Oaks were ineligible, Archway would have been awarded funding in Orange County which is reserved for the highest-ranking eligible Priority I Application. RFA, p. 66.

## VI. Errors in the Preliminary Awards and Determinations of Eligibility

### CARDINAL POINTE, LLC

#### A. **Cardinal Pointe is ineligible because it failed to complete its Verification of Environmental Safety – Phase I Site Assessment Form**

19. On page 4 of its Application, Cardinal Pointe disclosed that its proposed development site would require demolition of three occupied, existing residential structures. *See Exhibit 4*, p. 4; *see also id.* at p. 26 (disclosing that “there are 3 residential, single family homes located on the proposed development site, which are currently occupied . . . [and] will be completely demolished as part of the construction scope”).

20. Despite its representation that the proposed development site has three existing residential structures, Cardinal Pointe's Verification of Environmental Safety Phase I Environmental Site Assessment Form submitted with its Application (Attachment 11) (the “Environmental Disclosure Form”) is incomplete and fails to satisfy the express terms of the RFA.

21. Specifically, Section 2 of the Environmental Disclosure Form states:

2. If there are one or more existing buildings on the proposed site, the presence or absence of asbestos or asbestos containing materials and lead paint must be addressed either as a part of the Phase I ESA or as a separate report. The signatory must indicate which of the following (Item a. or b.) applies:

- a. the Phase I ESA referenced above addresses the presence or absence of asbestos or asbestos containing materials and lead based paint; or
- b. separate report(s) addressing the presence or absence of asbestos or asbestos containing materials and lead-based paint have been prepared and the undersigned has reviewed the separate report(s). Such separate report(s) may or may not be incorporated by reference in the Phase I ESA.”

See attached **Exhibit 5** (emphasis added).

22. In addition, Section 3 of the Environmental Disclosure Form states:

- 3. If the phase I ESA discloses potential problems (including, but not limited to asbestos or asbestos containing materials, lead-based paint, radon gas, etc.) on the proposed site, the signatory must indicate which of the following (Item a., b., or c.) applies:
  - a. environmental safety conditions on the site require remediation and a plan that includes anticipated costs and estimated time needed to complete the remediation has been prepared, either as a part of the Phase I ESA or as a separate report; or
  - b. a Phase II ESA is required or recommended (the firm that performed the Phase II ESA, even if it is the same firm that prepared the Phase I ESA, MUST complete and execute the Phase II Environmental Site Assessment Verification); or
  - c. although environmental safety conditions exist on the site, no remediation or further study is required or recommended.

23. In this case, the residential homes disclosed by Cardinal Pointe were built in 1957, 1959, and 1960, a time when builders were regularly using asbestos products and lead-based paint. See attached **Exhibit 6**, pp. 5-6 (highlighted entries from Orange County Property Appraiser website showing “Actual Year Built” for three homes located at 7522 Snyder Drive).

24. Cardinal Pointe’s Environmental Disclosure Form, however, literally discloses nothing in Section 2 or Section 3, even though the disclosures are mandatory and serve an



important purpose given the grave health risks associated with asbestos and lead-based paint in construction projects. *See* attached **Exhibit 5**.

25. Because Cardinal Pointe’s Environmental Disclosure Form does not disclose anything with respect to the three (3) existing buildings on its proposed development site, Cardinal Pointe failed to provide a “properly completed” Form as required by the express language of the RFA. *HTG Grand East, Ltd. v. Fla. Hous. Fin. Corp.*, Case No. 23-0670BID, ¶¶ 57-58 (Fla. DOAH May 3, 2023) (Recommended Order) (finding that applicant’s failure to sign Sewer Form rendered the application “nonresponsive and ineligible for funding” as the RFA required the form to be “properly completed and executed”), No. 2023-014BID (FHFC June 9, 2023) (Final Order); *see also Quail Roost Trans. Village II, Ltd. v. Fla. Hous. Fin. Corp.*, No. 23-0674BID, ¶¶ 53-55 (Fla. DOAH May 10, 2023) (Recommended Order) (noting the parties’ agreement that an applicant’s Local Government Verification of Contribution Form was incorrectly completed when it was signed by a county official and proposed to waive fees owed only to municipalities and finding that the applicant’s score would be reduced by five points accordingly), No. 2023-011BP (FHFC June 9, 2023) (Final Order).<sup>1</sup>

26. As a result, Cardinal Pointe’s Application is ineligible for funding because it fails to demonstrate that the required environmental site assessments were conducted as required by the RFA and specifically the Environmental Disclosure Form. RFA, p. 35 (§ Four A.7); *see also* RFA pp. 61-62 (§ Five A.1).

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<sup>1</sup> Note also that, in RFA 2020-205, Florida Housing determined during the scoring and ranking process that an applicant by the name of Hermosa North Fort Myers (2021-275BSN) was ineligible for funding because the applicant submitted an unexecuted Sewer Form.

## ECG TOWN OAKS, LP

### **B. Town Oaks is ineligible because it also failed to complete its Verification of Environmental Safety – Phase I Site Assessment Form**

27. Town Oaks' Application is ineligible for funding because Town Oaks also failed to properly complete its Environmental Disclosure Form.

28. On page 4 of its Application, Town Oaks disclosed that its proposed development site would require demolition of eight (8) existing residential units. See **Exhibit 7**.

29. Similarly, as part of its Application, Town Oaks included an Environmental Disclosure Report which it claims to have been completed on "4/24/2023," just nine (9) days before the Application Deadline. It seems unlikely that an Asbestos and Lead Based Paint report could have been completed within this short amount of time prior to the application deadline.

30. Curiously, Town Oaks' Environmental Disclosure Form suggests that the assessment was actually performed "over 12 months" before the Application Deadline, as Town Oaks completed Section 1 of the Environmental Disclosure Form which only applies "[i]f the Phase I ESA is over 12 months old from the submission deadline . . ."

31. Regardless, Town Oaks also claims that its April 24, 2023 assessment "addresses the presence or absence of asbestos or asbestos containing materials and lead based paint," as Town Oaks Environmental Disclosure Form shows:

2. If there are one or more existing buildings on the proposed site, the presence or absence of asbestos or asbestos containing materials and lead paint must be addressed either as a part of the Phase I ESA or as a separate report. The signatory must indicate which of the following (Item a. or b.) applies:

- a. the Phase I ESA referenced above addresses the presence or absence of asbestos or asbestos containing materials and lead based paint; or

- b. separate report(s) addressing the presence or absence of asbestos or asbestos containing materials and lead-based paint have been prepared and the undersigned has reviewed the separate report(s). Such separate report(s) may or may not be incorporated by reference in the Phase I ESA.”

See attached **Exhibit 8** (emphasis added).

32. Because the proposed site has eight (8) existing units in a single structure which must have been included in Town Oaks’ environmental assessment, Archway reasonably believes that one or more of these existing buildings would possess potential problems including, but not limited to asbestos, lead-based paint or radon gas. As such, Town Oaks’ assessment likely disclosed those potential problems or failed to address them as part of the Phase I ESA which is required by the RFA.

33. Given the likelihood that Town Oaks’ assessment must have disclosed potential problems, Town Oaks was also obligated to complete Section 3 of the Environmental Disclosure Form and address whether remediation or a Phase II study would be necessary. In this case, however, Town Oaks left Section 3 of its Environmental Disclosure Form completely blank and did not disclose the extent to which remediation would be necessary prior to development.

34. Town Oaks’ failure to properly complete its Environmental Disclosure Form is also a fatal flaw which renders its Application ineligible. *HTG Grand East, supra*.

## **VII. Disputed Issues of Material Fact and Law**

35. Disputed issues of fact and law include the following:
- a. Whether Florida Housing’s Approved Scoring Results are contrary to the agency’s governing statutes, the agency’s rules or policies, or the solicitation specifications;
  - b. Whether Florida Housing’s Approved Scoring Results are clearly erroneous, contrary to competition, arbitrary, or capricious;

- c. Whether Florida Housing's proposed award of funding to Cardinal Pointe is clearly erroneous, arbitrary and capricious, or contrary to competition;
- d. Whether Cardinal Pointe's Application meets the requirements of the RFA;
- e. Whether Cardinal Pointe failed to properly complete its Environmental Disclosure Form;
- f. Whether Cardinal Pointe is ineligible for funding under the RFA;
- g. Whether Florida Housing's proposed award of funding to Town Oaks is clearly erroneous, arbitrary and capricious, or contrary to competition;
- h. Whether Town Oaks' Application meets the requirements of the RFA;
- i. Whether Town Oaks failed to properly complete its Environmental Disclosure Form; and
- j. Whether Town Oaks is ineligible for funding under the RFA.

#### **VIII. Statement of Ultimate Facts**

36. The ultimate facts alleged are that Cardinal Pointe and Town Oaks are ineligible for funding. As a result of this determination, Archway should be awarded funding as one of the top three highest-ranked Priority I Applications.

#### **IX. Right to Amend**

37. Archway reserves the right to amend this Petition if disputed issues of material fact or law become known during the course of discovery in this proceeding.

#### **X. Statutes and Rules that Entitle Archway to Relief**

38. Statutes and rules entitling Archway to relief are Part V of Chapter 420, Florida Statutes; sections 120.569 and 120.57, Florida Statutes; Chapters 67-48, 67-60, 67-53, and rules 28-106 and 28-110, Florida Administrative Code.

**XI. Demand for Relief**

39. Pursuant to section 120.57(3), Florida Statutes and Florida Administrative Code Rule 28-100.004, Archway requests the following relief:

- a. Florida Housing schedule a meeting with Archway to discuss resolution of this protest within seven business days, as required by section 120.57(3)(d)1., Florida Statutes;
- b. If the matter cannot be resolved, that Florida Housing refer this petition to the Division of Administrative Hearings for assignment of an Administrative Law Judge (ALJ);
- c. The ALJ enter a Recommended Order revoking the funding granted to Cardinal Pointe and Town Oaks, awarding funding to Archway, and inviting Archway to the credit underwriting process; and
- d. That Florida Housing adopt the Recommended Order of the ALJ as a Final Order.

Respectfully submitted this 22<sup>nd</sup> day of June, 2023.

*/s/ Christopher B. Lunny*

CHRISTOPHER B. LUNNY (FBN: 0008982)

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Telephone: (850) 425-6654

**COUNSEL FOR PETITIONER,  
ARCHWAY PRINCETON OAKS, LLC**

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that the foregoing Formal Written Protest and Petition for Formal Administrative Hearing has been filed by email to the Florida Housing Finance Corporation Clerk at [CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org) this 22<sup>nd</sup> day of June, 2023.

*/s/ Christopher B. Lunny*  
\_\_\_\_\_  
CHRISTOPHER B. LUNNY

*Archway Princeton Oaks, LLC v. Florida Housing Finance Corporation*  
RFA NO.: 2023-304  
Application No.: 2023-197BR

# **EXHIBIT**

# **1**

## RFA 2023-304 – Board Approved Preliminary Awards

<b>Total RRLP Funding</b>	<b>81,600,000</b>
<b>Total RRLP Allocated</b>	<b>79,669,700</b>
<b>Total RRLP Remaining</b>	<b>1,930,300</b>

Application Number	Name of Development	County	County Size	Tier	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	Total RRLP Request Amount (RRLP plus ELI)	Eligible For Funding?	Funding Test Met?	County Award Tally	Priority Level	Total Points	PHA Goal?	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**goal to fund one Priority I, Tier 1 Application that qualifies for the PHA Goal**

2023-201R	Lofts on Lemon Phase II	Sarasota	M	1	Darren Smith	Lofts II Fortis Developer, LLC; SHA Affordable Development, LLC	NC	HR	F	93	10,657,100	Y	Y	1	1	10	Y	A	Y	Y	28
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**goal to fund three Applications in Lee County, with a preference that they be Priority I Applications**

2023-212BR	Hermosa North Fort Myers II	Lee	M	1	Michael R. Allan	DDER Development, LLC; Revital Development Group, LLC; LCHA Developer, LLC	NC	MR 4	E, Non-ALF	88	9,981,900	Y	Y	1	1	10	N	A	Y	Y	9
2023-216BR	Palms Landing	Lee	M	1	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	G	F	88	8,096,200	Y	Y	2	1	10	N	A	Y	Y	10
2023-220BR	Legacy Park II	Lee	M	1	Matthew A Rieger	HTG Legacy II Developer, LLC	NC	MR 5/6	E, Non-ALF	80	8,950,600	Y	Y	3	1	10	N	A	Y	Y	12

### Exhibit 1



## RFA 2023-304 – Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Tier	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	Total RRLP Request Amount (RRLP plus EI)	Eligible For Funding?	Funding Test Met?	County Award Tally	Priority Level	Total Points	PHA Goal?	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**Remaining Funding**

2023-226BR	New York Avenue Apartments	Volusia	M	1	Shawn Wilson	Blue Ian Developer, LLC	NC	MR 4	F	84	9,353,500	Y	Y	1	1	10	N	A	Y	Y	2
2023-208BR	Cardinal Pointe	Orange	L	1	Deion R. Lowery	DDER Development, LLC	NC	G	E, Non-ALF	120	11,058,400	Y	Y	1	1	10	N	A	Y	Y	5
2023-223BR	EKOS on Pine	Sarasota	M	1	Christopher L. Shea	MHP Sarasota I Developer, LLC	NC	G	E, Non-ALF	100	10,837,000	Y	Y	2	1	10	N	A	Y	Y	4
2023-196BR	Town Oaks Apartments	Orange	L	1	C. Hunter Nelson	ECG Town Oaks Developer, LLC	NC	G	F	60	5,340,600	Y	Y	2	1	10	N	A	Y	Y	16
2023-206BR	Lakewood Senior Housing	Volusia	M	1	Terri Murray	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	NC	MR 4	E, Non-ALF	56	5,394,400	Y	Y	2	1	5	N	A	Y	Y	17

On June 9, 2023, 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.

*Archway Princeton Oaks, LLC v. Florida Housing Finance Corporation*  
RFA NO.: 2023-304  
Application No.: 2023-197BR

# **EXHIBIT**

# **2**



PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM  
MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

June 12, 2023

RECEIVED

JUN 12 2023 9:51 AM

FLORIDA HOUSING  
FINANCE CORPORATION

**Via Electronic Filing**

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

Re: Notice of Intent to Protest, RFA 2023-304, Proposed Funding Selections

Dear Corporation Clerk:

Pursuant to section 120.57(3), Florida Statutes, rule chapters 28-106 and 28-110, and rule 67-60.009, Florida Administrative Code, Applicant No. 2023-197BR, Archway Princeton Oaks, LLC, files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on June 9, 2023, concerning Request for Applications 2023-304, RRLP Financing To Be Used For Rental Developments In Hurricane Ian And Hurricane Nicole Impacted Counties.

A copy of the Board's Approved Preliminary Awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the Board's Approved Scoring Results, also posted on the FHFC website, is attached as **Exhibit B**. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

Christopher Lunny

**Exhibit 2**

*Archway Princeton Oaks, LLC v. Florida Housing Finance Corporation*  
RFA NO.: 2023-304  
Application No.: 2023-197BR

# **EXHIBIT**

# **3**

RFA 2023-304 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Tier	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	Total RRLP Request Amount (RRLP plus EI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Priority Level	Total Points	PHA Goal?	Corporation Funding PSAU	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-195BR	Legacy Park I	Lee	M	1	Matthew A Rieger	HTG Legacy I Developer, LLC	NC	MR 5/6	F	95	10,721,300	16,000,000	1,426,657	Y	1	10	N	88,175.64	A	Y	Y	24
2023-196BR	Town Oaks Apartments	Orange	L	1	C. Hunter Nelson	ECG Town Oaks Developer, LLC	NC	G	F	60	5,340,600	13,000,000	1,050,972	Y	1	10	N	83,582.00	A	Y	Y	16
2023-197BR	Princeton Oaks	Orange	L	1	Brett Green	Archway Princeton Oaks Developer, LLC	NC	G	F	90	9,227,900	14,500,000	1,325,042	Y	1	10	N	86,420.97	A	Y	Y	23
2023-198BR	Azalea Bloom	Osceola	M	2	Michael Ruane	CORE Azalea Bloom Developer LLC	NC	MR 5/6	F	95	9,345,400	15,500,000	1,397,998	Y	1	10	N	75,374.51	A	Y	Y	11
2023-199BR	The Nautilus	Lee	M	1	Matthew A Rieger	HTG Nautilus Developer, LLC	NC	MR 5/6	F	86	9,661,900	14,300,000	1,242,690	Y	1	10	N	88,206.87	A	Y	Y	35
2023-200BR	Fern Grove Phase Two	Orange	L	1	Scott Zimmerman	BDG Fern Grove Phase Two Developer, LLC	NC	MR 5/6	E, Non-ALF	133	10,600,000	27,000,000	2,347,564	Y	1	10	N	73,496.24	A	Y	Y	36
2023-201R	Lofts on Lemon Phase II	Sarasota	M	1	Darren Smith	Lofts II Fortis Developer, LLC; SHA Affordable Development, LLC	NC	HR	F	93	10,657,100		1,595,157	Y	1	10	Y	69,663.51	A	Y	Y	28
2023-202BR	Oak Park	Lee	M	1	Michael Ruane	CORE Oak Park Developer LLC	NC	MR 4	E, Non-ALF	144	10,721,600	17,000,000	1,490,984	Y	1	10	N	64,657.55	A	Y	Y	13
2023-203R	3611/3621 Cleveland Avenue	Lee	M	1	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	G	F	92	9,846,500		1,900,628	Y	1	10	Y	92,822.29	B	Y	Y	19
2023-204BR	Enclave at Endeavor	Lee	M	1	Joseph F Chapman, IV	Royal American Properties, LLC	NC	G	F	112	11,113,600	16,000,000	1,434,330	Y	1	10	N	93,982.52	B	Y	Y	15
2023-205BR	Southward Village CNI Phase 2	Lee	M	1	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	G	F	151	11,427,000	35,000,000	2,614,878	Y	1	10	N	72,172.02	A	Y	Y	29

Exhibit 3

## RFA 2023-304 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Tier	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	Total RRLP Request Amount (RRLP plus EI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Priority Level	Total Points	PHA Goal?	Corporation Funding PSAU	A/B Leveraging	Porximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-206BR	Lakewood Senior Housing	Volusia	M	1	Terri Murray	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	NC	MR 4	E, Non-ALF	56	5,394,400	8,000,000	668,977	Y	1	5	N	77,145.70	A	Y	Y	17
2023-207BR	Arbors at The Ridge	Lee	M	1	Terri Murray	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	NC	MR 4	E, Non-ALF	120	9,199,300	16,000,000	1,427,959	Y	1	5	N	58,466.72	A	Y	Y	21
2023-208BR	Cardinal Pointe	Orange	L	1	Deion R. Lowery	DDER Development, LLC	NC	G	E, Non-ALF	120	11,058,400	15,000,000	1,435,767	Y	1	10	N	76,705.00	A	Y	Y	5
2023-209BR	Casa San Juan Diego	Collier	M	2	Eric C. Miller	NDA Developer, LLC; CSJD Developer, Inc.; CCHA Developer, LLC	NC	G	F	80	8,029,600	13,200,000	1,308,737	Y	1	10	N	74,367.42	A	Y	Y	6
2023-210BR	St. Peter Claver Place II	Lee	M	1	Eric C. Miller	LCHA Developer, LLC; St. Peter Claver Developer, Inc. ; NDA Developer, LLC	NC	G	F	72	6,574,400	11,500,000	1,143,426	Y	1	10	N	74,122.60	A	Y	Y	31
2023-211R	Amaryllis Park Place III	Sarasota	M	1	Darren Smith	Amaryllis III Fortis Developer, LLC; SHA Affordable Development, LLC	NC	G	F	108	11,059,100		1,961,634	Y	1	10	Y	79,261.83	A	Y	Y	34
2023-212BR	Hermosa North Fort Myers II	Lee	M	1	Michael R. Allan	DDER Development, LLC; Revital Development Group, LLC; LCHA Developer, LLC	NC	MR 4	E, Non-ALF	88	9,981,900	14,250,000	1,324,288	Y	1	10	N	83,044.00	A	Y	Y	9
2023-213BR	Emerson Place	Hillsborough	L	2	Paula McDonald Rhodes	ADC Communities II, LLC; Invictus Development, LLC; UAD Emerson Place, LLC	NC	G	F	64	6,650,700	9,700,000	930,551	Y	1	10	N	99,187.50	B	N	Y	8

## RFA 2023-304 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Tier	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	Total RRLP Request Amount (RRLP plus EI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Priority Level	Total Points	PHA Goal?	Corporation Funding PSAU	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-214BR	Avid @ Coral Shores	Lee	M	1	Michael Ruane	CORE FL Developer VII LLC; 3rd Wave Affordable Developer LLC	NC	MR 4	E, Non-ALF	144	10,921,600	17,500,000	1,490,616	Y	1	10	N	66,015.19	A	Y	Y	33
2023-215BR	Twin Lakes Estates - Phase III	Polk	M	2	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	MR 4	F	86	9,553,200	12,000,000	957,138	Y	2	5	N	83,002.50	A	Y	Y	20
2023-216BR	Palms Landing	Lee	M	1	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	G	F	88	8,096,200	14,000,000	1,220,000	Y	1	10	N	87,044.55	A	Y	Y	10
2023-217R	Oakhurst Trace	Pinellas	L	3	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	MR 4	F	224	4,000,000		2,500,000	Y	1	10	N	8,025.97	A	Y	Y	30
2023-218BR	Ellen Estates	Hillsborough	L	2	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	MR 4	F	97	10,992,000	18,000,000	1,090,000	Y	2	10	N	87,628.87	A	Y	Y	27
2023-219BR	Flats on 4th	Pinellas	L	3	Brett Green	Flats on 4th Developer, LLC	NC	G	F	64	7,331,300	11,500,000	966,608	Y	1	10	N	111,090.00	B	Y	Y	1
2023-220BR	Legacy Park II	Lee	M	1	Matthew A Rieger	HTG Legacy II Developer, LLC	NC	MR 5/6	E, Non-ALF	80	8,950,600	13,000,000	1,235,458	Y	1	10	N	88,231.59	A	Y	Y	12
2023-221BR	The Enclave at Canopy Park	Orange	L	1	Brett Green	The Enclave at Canopy Park Developer, LLC	NC	G	F	104	8,952,300	17,000,000	1,453,186	Y	1	10	N	70,804.62	A	Y	Y	32

## RFA 2023-304 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Tier	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	Total RRLP Request Amount (RRLP plus EI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Priority Level	Total Points	PHA Goal?	Corporation Funding PSAU	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-222BR	Renaissance Hall Senior Living	Collier	M	2	Steven Kirk	Rural Neighborhoods, Incorporated	NC	MR 5/6	E, Non-ALF	100	8,000,000	21,000,000	1,310,304	Y	1	10	N	50,871.68	A	Y	Y	7
2023-223BR	EKOS on Pine	Sarasota	M	1	Christopher L. Shear	MHP Sarasota I Developer, LLC	NC	G	E, Non-ALF	100	10,837,000	16,750,000	1,062,947	Y	1	10	N	80,040.00	A	Y	Y	4
2023-224BR	Ekos on Vine	Volusia	M	1	Christopher L. Shear	MHP Volusia I Developer, LLC	NC	G	E, Non-ALF	96	10,524,000	15,000,000	901,282	Y	2	10	N	83,375.00	A	Y	Y	26
2023-225BR	Orange Grove	Lee	M	1	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	G	F	60	6,582,300	14,000,000	865,000	Y	1	10	N	92,046.00	B	Y	Y	18
2023-226BR	New York Avenue Apartments	Volusia	M	1	Shawn Wilson	Blue Ian Developer, LLC	NC	MR 4	F	84	9,353,500	14,000,000	1,216,219	Y	1	10	N	89,294.63	A	Y	Y	2
2023-227BR	Residences at Barnett Park	Orange	L	1	Robert Hoskins	NuRock Development Partners, Inc.; R Howell Development, LLC; R Block Development, LLC	NC	MR 5/6	F	140	8,812,000	32,000,000	2,002,090	Y	1	10	N	45,558.48	A	Y	Y	25
2023-228R	Vesta Esperanza Village	Charlotte	M	1	Kory Geans	Middleburg Development, LLC; Newstar Development, LLC	NC	G	F	96	10,614,600		944,352	Y	1	10	N	95,833.33	B	Y	Y	3
2023-229BR	Ekos on Evans	Lee	M	1	Christopher L. Shear	MHP Lee I Developer, LLC	NC	G	F	120	11,002,500	19,500,000	1,587,787	Y	1	10	N	76,705.00	A	Y	Y	22
2023-230BR	Ekos Del Prado	Lee	M	1	Christopher L. Shear	MHP Lee II Developer, LLC	NC	G	F	96	9,606,600	15,500,000	1,225,496	Y	1	10	N	84,375.50	A	Y	Y	14

On June 9, 2023, 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.



*Archway Princeton Oaks, LLC v. Florida Housing Finance Corporation*  
RFA NO.: 2023-304  
Application No.: 2023-197BR

# **EXHIBIT**

# **4**

**Exhibit A to RFA 2023-304 RRLP Financing to be Used for Rental Developments in Hurricane Ian and Hurricane Nicole Impacted Counties**

**Section 4.A.4  
General Proposed Development Information**

**a. Name of the proposed Development:** Cardinal Pointe

**b. Development Category**

(1) Select the Development Category: New Construction

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

(3) Does the proposed Development require demolition of an occupied, existing residential structure?

Yes

If "Yes", what is the number of units in the occupied, existing residential structure? 3

*The proposed Development meets the criteria for Demolition.*

**c. Characteristics of Development**

(1) Select the Development Type: Garden Apartments (Your selection for Development Type is confirmed by the Unit Characteristics table below)

Based on the input in the Unit Characteristics Table below, there is 1 predominant unit type and it is New Construction Garden ESS Construction.

(2) Enhanced Structural Systems ("ESS") Construction Qualifications are outlined in Section Four, A.4.c.(2) of RFA.

**d. Unit Characteristic Chart**

Complete the chart below reflecting the number of units for each of the Development Categories, Development Types, or ESS/non-ESS Construction, for purposes of the Leveraging Calculation. The last row of the far right column is the Leveraging Factor.

Unit Characteristics			Enter the applicable number of units	Leveraging Classification Development Type Multipliers
<b>New Construction</b>	Garden	ESS Construction	120	0.8004
	Garden	Non-ESS Construction		0.9200
	Mid-Rise	ESS Construction		0.7395
	Mid-Rise	Non-ESS Construction		0.8500
	High-Rise	ESS Construction		0.7134
	Other Dev Type*	ESS Construction		0.8700
	Other Dev Type*	Non-ESS Construction		1.0000
	<b>Total Units:</b>			<b>120</b>

The number of units calculated here matches the 120 units in stated at 6.a.

\* Other Dev(elopment) Type means any Development Type that is not specifically identified in the chart but could be selected in drop-down menu in A.4.A.c.

\*\* Not all decimal places of the actual number for the overall Leveraging Classification Development Type Multiplier may be displaying. Nonetheless, the full actual number will be used to calculate the Applicant's overall Corporation's funding amount in the 'Funding' tab. The final Leveraging Multiplier is calculated by summing together the products of multiplying the number of units for each applicable Development Type by their Leveraging Classification Development Type Multiplier and dividing the results by the amount of Total Units.

**Exhibit A to RFA 2023-304 RRLP Financing to be Used for Rental Developments in Hurricane Ian and Hurricane Nicole Impacted Counties**

**Section 4.B.1.  
Verifying Application Fee Payment**

To ensure that the Application Fee is processed for the correct online Application, the following is strongly recommended: (i) provide the Application Fee at least 48 hours prior to the Application Deadline; and (ii) whether paying by check, money order, ACH or wire transfer, include the Development Name, RFA number with the payment. Additionally, include the following:

- If submitting a check or money order, provide the check or money order number.
- If submitting an ACH, provide the trace number.
- If submitting a wire transfer, provide the wire service reference number (i.e. Fed/CHIPS/SWIFT Reference Number) and the Fed Wire Transfer Number.

ACH payment from DDER Holdings, LLC processed 04/27/2023. Trace Number 121000248.

**Section 4.B.2.  
Bookmarking the all Attachments Document before uploading (5 points)**

To be awarded 5 points, bookmark the pdf of the All Attachments Document before uploading.

**Section 4.B.3.  
Addenda**

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

In regards to Section 4.A.4.(3), there are 3 residential, single family homes located on the proposed development site, which are currently occupied as of the date of Application submission. These 3 single family homes will be vacated prior to the real estate closing and will be completely demolished as part of the construction scope.

*Archway Princeton Oaks, LLC v. Florida Housing Finance Corporation*  
RFA NO.: 2023-304  
Application No.: 2023-197BR

# **EXHIBIT**

# **5**

# Attachment

# 11

**FLORIDA HOUSING FINANCE CORPORATION  
VERIFICATION OF ENVIRONMENTAL SAFETY  
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Name of Development: Cardinal Pointe

Development Location: See Attachment A  
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).)

As a representative of the firm that performed the Phase I Environmental Site Assessment (ESA), I certify that a Phase I ESA of the above referenced Development site was conducted by the undersigned environmental firm as of 06/02/2022 and such Phase I ESA meets the ASTM Phase I ESA standards in effect as of that date. (Date of Phase I ESA - mm/dd/yyyy)

Check all that apply in Items 1, 2 and 3 below:

1. If the Phase I ESA is over 12 months old from the submission deadline for the above referenced FHFC Request for Proposal/Application, has the site's environmental condition changed since the date of the original Phase I ESA?

Yes  No

If "Yes", to demonstrate the condition of the site, the signatory must answer question (1) or (2) below:

(1) an update to the original Phase I ESA was prepared on \_\_\_\_\_ (Date - mm/dd/yyyy)  
(Date of update must be within 12 months of the submission deadline for the above referenced FHFC Request for Proposal/Application), or

(2) a new Phase I ESA was prepared on \_\_\_\_\_ (Date - mm/dd/yyyy)  
(Date of new Phase I ESA must be within 12 months of the submission deadline for the above referenced FHFC Request for Proposal/Application).

Note: The Corporation will not consider a Phase II ESA to be a substitute for the updated Ph. I ESA or new Ph. I ESA.

2. If there are one or more existing buildings on the proposed site, the presence or absence of asbestos or asbestos containing materials and lead based paint must be addressed either as a part of the Phase I ESA or as a separate report. The signatory must indicate which of the following (Item a. or b.) applies:

a. the Phase I ESA referenced above addresses the presence or absence of asbestos or asbestos containing materials and lead based paint; or

b. separate report(s) addressing the presence or absence of asbestos or asbestos containing materials and lead-based paint have been prepared and the undersigned has reviewed the separate report(s). Such separate report(s) may or may not be incorporated by reference in the Phase I ESA.

3. If the Phase I ESA discloses potential problems (including, but not limited to asbestos or asbestos containing materials, lead-based paint, radon gas, etc.) on the proposed site, the signatory must indicate which of the following (Item a., b., or c.) applies:

a. environmental safety conditions on the site require remediation and a plan that includes anticipated costs and estimated time needed to complete the remediation has been prepared, either as a part of the Phase I ESA or as a separate report; or

b. a Phase II ESA is required or recommended (the firm that performed the Phase II ESA, even if it is the same firm that prepared the Phase I ESA, MUST complete and execute the Phase II Environmental Site Assessment Verification); or

c. although environmental safety conditions exist on the site, no remediation or further study is required or recommended.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

Melisse James  
Authorized Signature

Universal Engineering Sciences  
Name of Firm that Performed the Ph. I ESA

Melisse James  
Print or Type Name of Signatory

3532 Maggie Boulevard

Orlando, Florida 32811  
Address of Environmental Firm (street address, city, state)

4/25/2023  
Date

(407) 423-0504  
Telephone Number Including Area Code

This certification must be signed by a representative of the firm that performed the Phase I ESA for the proposed Development location. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

### Attachment A

The Development Location for Cardinal Pointe's three Scattered Sites is as follows:

Scattered Site 1: Snyder Drive, approximately 762 feet east of the intersection of Snyder Road and S. Goldenrod Road, Unincorporated Orange County

Scattered Site 2: Snyder Drive, approximately 649 feet east and then approximately 56 feet north of the intersection of Snyder Road and S. Goldenrod Road, Unincorporated Orange County

Scattered Site 3: Snyder Drive, approximately 649 feet east and then approximately 56 feet south of the intersection of Snyder Road and S. Goldenrod Road, Unincorporated Orange County

*Archway Princeton Oaks, LLC v. Florida Housing Finance Corporation*  
RFA NO.: 2023-304  
Application No.: 2023-197BR

# **EXHIBIT**

# **6**



# Property Record - 35-22-30-6408-00-026

Orange County Property Appraiser • <http://www.ocpafl.org>

## Property Summary as of 06/12/2023

### Property Name

7522 Snyder Dr

### Names

Snyder Street Properties LLC

### Municipality

ORG - Un-Incorporated

### Property Use

0805 - Multi-Fam 5-9 Cls I

### Mailing Address

Po Box 640  
Winter Park, FL 32790-0640

### Physical Address

7522 Snyder Dr  
Orlando, FL 32822



QR Code For Mobile Phone



7522 SNYDER DR, UN-INCORPORATED, FL 32822 1/28/2022 9:01 AM



7522 SNYDER DR, UN-INCORPORATED, FL 32822 5/7/2021 10:04 AM



7522 SNYDER DR, UN-INCORPORATED, FL 32822 5/7/2021 9:56 AM



7522 SNYDER DR, ORLANDO, FL 32822 9/18/2006

## Exhibit 6



7522 SNYDER DR, ORLANDO, FL 32822 9/20/2017 9:02 AM



7522 SNYDER DR, ORLANDO, FL 32822 9/20/2017 8:36 AM



7522 SNYDER DR, ORLANDO, FL 32822 9/18/2006



7522 SNYDER DR, ORLANDO, FL 32822 9/20/2017 8:45 AM



7522 SNYDER DR, ORLANDO, FL 32822 9/18/2006



7522 SNYDER DR, ORLANDO, FL 32822 9/18/2006



7522 SNYDER DR, ORLANDO, FL 32822 9/18/2006



7522 SNYDER DR, ORLANDO, FL 32822 9/20/2017 8:52 AM



7522 SNYDER DR, ORLANDO, FL 32822 9/20/2017 8:39 AM



7522 SNYDER DR, ORLANDO, FL 32822 9/20/2017 9:10 AM



7522 SNYDER DR, ORLANDO, FL 32822 9/18/2006









7522 SNYDER DR, ORLANDO, FL 32822 9/20/2017 8:48 AM



302235640800026 09/18/2006

## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2022  	\$450,000	+ \$190,905	+ \$13,000 =	\$653,905 (-11%)	<b>\$653,905</b> (-11%)
2021  	\$432,000	+ \$288,112	+ \$13,000 =	\$733,112 (-2.7%)	<b>\$733,112</b> (-2.7%)
2020  	\$448,200	+ \$292,496	+ \$13,000 =	\$753,696 (-.34%)	<b>\$753,696</b> (-.34%)
2019  	\$448,200	+ \$295,030	+ \$13,000 =	\$756,230	<b>\$756,230</b>

## 2022 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$653,905	\$0	\$653,905	3.2140 (-7.88%)	<b>\$2,101.65</b>	21 %
Public Schools: By Local Board	\$653,905	\$0	\$653,905	3.2480 (0.00%)	<b>\$2,123.88</b>	21 %
Orange County (General)	\$653,905	\$0	\$653,905	4.4347 (0.00%)	<b>\$2,899.87</b>	29 %
Unincorporated County Fire	\$653,905	\$0	\$653,905	2.2437 (0.00%)	<b>\$1,467.17</b>	14 %
Unincorporated Taxing District	\$653,905	\$0	\$653,905	1.8043 (0.00%)	<b>\$1,179.84</b>	12 %
Library - Operating Budget	\$653,905	\$0	\$653,905	0.3748 (0.00%)	<b>\$245.08</b>	2 %
St Johns Water Management District	\$653,905	\$0	\$653,905	0.1974 (-9.82%)	<b>\$129.08</b>	1 %
				<b>15.5169</b>	<b>\$10,146.57</b>	

## 2022 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	FCC - GARBAGE - (407)836-6601	1.00	\$260.00	<b>\$260.00</b>
				<b>\$260.00</b>

## Property Features

### Property Description

REPLAT ORLANDO TERRACE SEC 10 Q/73 DESC AS : COMM AT THE NW COR OF THE NE 1/4 OF SEC 35-22-30 TH S00-28-01E ALONG THE W LINE OF SAID NE 1/4 997.28 FT TH N89-56-05E 200 FT FOR THE POB TH 00-28-01W 248.85 FT TH S89-57-55W 117.00 FT TH N00-28-01W 0.77 FT TH N61-51-24W 37.59 FT TH N00-28-01W 11.48 FT TH N89-57-55E 417.88 FT TH N00-27-42W 218.99 FT TH N89-57-27E 861.55 FT TH S00-30-37E 374.69 FT TH S89-55-03W 600.90 FT TH S00-27-42E 122.48 FT TH S89-56-05W 528.82 FT TO POB

### Total Land Area

433,944 sqft (+/-) | 9.96 acres (+/-) Deeded

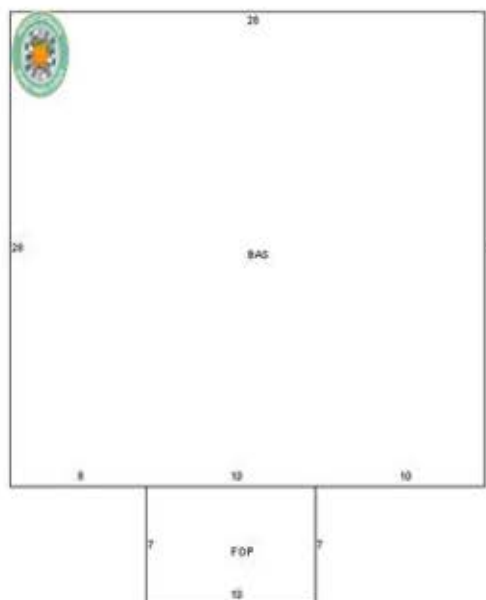
### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0805 - Multi-Fam 5-9 Cls I	P-D	6 UNIT(S)	\$75,000.00	\$450,000	\$0.00	\$450,000

### Buildings

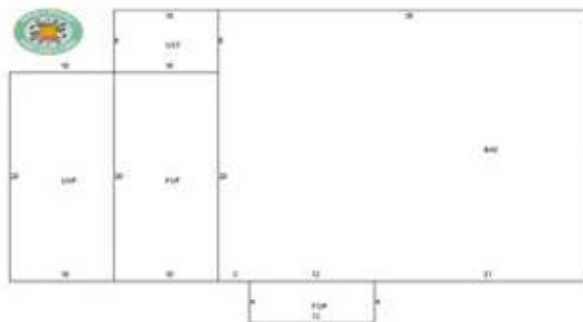
<b>Model Code</b>	01 - Single Fam Residence
<b>Type Code</b>	0103 - Single Fam Class III
<b>Building Value</b>	\$66,224
<b>Estimated New Cost</b>	\$85,340
<b>Actual Year Built</b>	1957
<b>Beds</b>	2
<b>Baths</b>	1.0
<b>Floors</b>	1
<b>Gross Area</b>	854 sqft
<b>Living Area</b>	784 sqft
<b>Exterior Wall</b>	Conc/Cindr
<b>Interior Wall</b>	Wall.Bd/Wd

Subarea Description	Sqft	Value
FOP - F/Opn Prch	70	\$1,915
BAS - Base Area	784	\$83,425



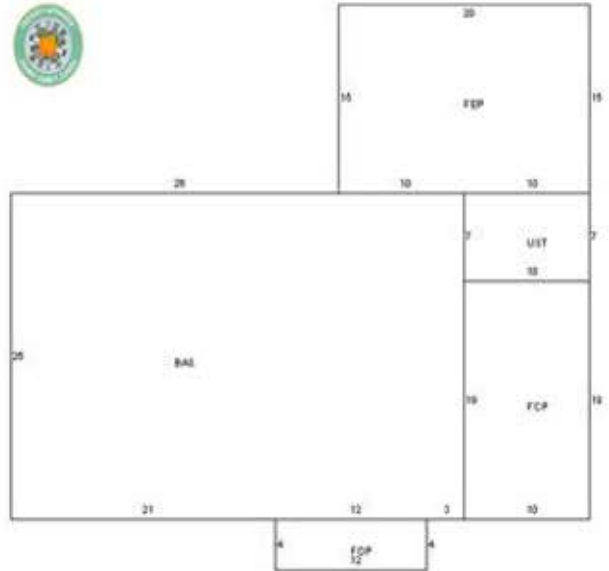
<b>Model Code</b>	01 - Single Fam Residence
<b>Type Code</b>	0103 - Single Fam Class III
<b>Building Value</b>	\$85,279
<b>Estimated New Cost</b>	\$111,915
<b>Actual Year Built</b>	1960
<b>Beds</b>	2
<b>Baths</b>	1.0
<b>Floors</b>	1
<b>Gross Area</b>	1444 sqft
<b>Living Area</b>	936 sqft
<b>Exterior Wall</b>	Conc/Cindr
<b>Interior Wall</b>	Wall.Bd/Wd

Subarea Description	Sqft	Value
BAS - Base Area	936	\$94,798
FOP - F/Opn Prch	48	\$1,215
FSP - F/Scr Prch	200	\$7,090
USP - Unf S Prch	200	\$6,077
UST - Unf Storag	60	\$2,735



<b>Model Code</b>	01 - Single Fam Residence
<b>Type Code</b>	0103 - Single Fam Class III
<b>Building Value</b>	\$122,816
<b>Estimated New Cost</b>	\$158,268
<b>Actual Year Built</b>	1959
<b>Beds</b>	3
<b>Baths</b>	1.0
<b>Floors</b>	1
<b>Gross Area</b>	1544 sqft
<b>Living Area</b>	1236 sqft
<b>Exterior Wall</b>	Conc/Cindr
<b>Interior Wall</b>	Drywall

<b>Subarea Description</b>	<b>Sqft</b>	<b>Value</b>
BAS - Base Area	936	\$118,797
FCP - Fin Carprt	190	\$7,234
FEP - F/Enc Prch	300	\$26,653
FOP - F/Opn Prch	48	\$1,523
UST - Unf Storag	70	\$4,061



**Extra Features**

<b>Description</b>	<b>Date Built</b>	<b>Units</b>	<b>Unit Price</b>	<b>XFOB Value</b>
5560 - Screen Enclosure 1	01/01/1996	1 Unit(s)	\$2,000.00	\$2,000
5560 - Screen Enclosure 1	01/01/1988	1 Unit(s)	\$2,000.00	\$2,000
5830 - Pool Commercial 1	01/01/1959	1 Unit(s)	\$20,000.00	\$6,000
5560 - Screen Enclosure 1	01/01/1996	1 Unit(s)	\$2,000.00	\$1,000
6140 - Patio 1	12/31/2016	1 Unit(s)	\$2,000.00	\$2,000

**Sales**

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**Sales History**

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
10/09/2015	\$1,100,000	20150534447	10997 / 2489	Warranty Multiple	Hagerstrom Carl E	Snyder Street Properties LLC	Improved
02/29/2008	\$100	20080167119	09634 / 2626	Quitclaim Multiple	Campbell Claude B 33 Hagerstrom Carl E 66 2/3 Int	Hagerstrom Carl E	Improved
12/20/1999	\$16,900	19990559667	05912 / 0248	Warranty Multiple	Reece Wayne P 40% Hagerstrom Carl E 40% Campbell Claude B 20%	Campbell Claude B 33 1/3 Int Hagerstrom Carl E 66 2/3 Int	Improved
01/17/1992	\$48,700	19923974337	04365 / 3820	Warranty Deed			Improved
01/13/1992	\$17,500	19923974329	04365 / 3805	Warranty Deed			Improved
09/01/1985	\$100	19852390100	03693 / 0544	Quitclaim Deed			Improved
04/01/1978	\$17,500	19781250217	02901 / 0911	Agreement for Deed			Improved

## Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
2702 Pioneer Rd	05/16/2023	\$571,500	\$165	Warranty Deed	5/5	20230290087 /	
526 S Eola Dr	04/10/2023	\$1,000,000	\$219	Warranty Deed	8/8	20230213813 /	
840 S Highland Ave	08/17/2022	\$95,000	\$31	Warranty Deed	8/4	20220505458 /	
331 E 14Th St	06/17/2022	\$772,000	\$189	Warranty Multiple	8/8	20220382030 /	

## Services for Location

### TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

### Schools

#### Colonial (High School)

<b>Principal</b>	Hector Maestre III
<b>Office Phone</b>	407.482.6300
<b>Grades</b>	2022: C   2019: B   2018: C

#### Chickasaw (Elementary)

<b>Principal</b>	Bethany Ledesma
<b>Office Phone</b>	407.249.6300
<b>Grades</b>	2022: C   2019: B   2018: C

**Liberty (Middle School)**

<b>Principal</b>	Johndrell Jones
<b>Office Phone</b>	407.249.6440
<b>Grades</b>	2022: C   2019: C   2018: I

**Utilities/Services**

<b>Electric</b>	Duke Energy
<b>Water</b>	Orange County
<b>Recycling (Thursday)</b>	Orange County
<b>Trash (Thursday)</b>	Orange County
<b>Yard Waste (Friday)</b>	Orange County

**Elected Officials**

State Senate	Linda Stewart
State Representative	Johanna López
County Commissioner	Mayra Uribe
School Board Representative	Maria Salamanca
US Representative	Maxwell Alejandro Frost
Orange County Property Appraiser	Amy Mercado

**Nearby Amenities (1 mile radius)**

<b>ATMS</b>	7
<b>Banks &amp; Financial Institutions</b>	4
<b>Barber Shops</b>	3
<b>Beauty Salons</b>	7
<b>Child Daycare</b>	4
<b>Dentists Offices</b>	5
<b>Dry Cleaners</b>	3
<b>Gas Stations</b>	6
<b>Grocery Store</b>	3
<b>Gyms &amp; Fitness</b>	2
<b>Nail Salons</b>	4
<b>Optometrists Offices</b>	2
<b>Pharmacy</b>	3
<b>Restaurants</b>	19

**Market Stats**

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**Sales Within Last 1 Year**



Orlando Terrace Sec 10 Rep

<b>Sales Within Last 6 Months</b>			<b>Sales Between 6 Months To One Year</b>		
<b>Count</b>	<b>Median</b>	<b>Average Volume</b>	<b>Count</b>	<b>Median</b>	<b>Average Volume</b>

*Archway Princeton Oaks, LLC v. Florida Housing Finance Corporation*  
RFA NO.: 2023-304  
Application No.: 2023-197BR

# **EXHIBIT**

**7**

**Exhibit A to RFA 2023-304 RRLP Financing to be Used for Rental Developments in Hurricane Ian and Hurricane Nicole Impacted Counties**

**Section 4.A.4  
General Proposed Development Information**

**a. Name of the proposed Development:** Town Oaks Apartments

**b. Development Category**

(1) Select the Development Category: New Construction

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

(3) Does the proposed Development require demolition of an occupied, existing residential structure?

Yes

If "Yes", what is the number of units in the occupied, existing residential structure? 8

*The proposed Development meets the criteria for Demolition.*

**c. Characteristics of Development**

(1) Select the Development Type: Garden Apartments (Your selection for Development Type is confirmed by the Unit Characteristics table below)

Based on the input in the Unit Characteristics Table below, there is 1 predominant unit type and it is New Construction Garden Non-ESS Construction.

(2) Enhanced Structural Systems ("ESS") Construction Qualifications are outlined in Section Four, A.4.c.(2) of RFA.

**d. Unit Characteristic Chart**

Complete the chart below reflecting the number of units for each of the Development Categories, Development Types, or ESS/non-ESS Construction, for purposes of the Leveraging Calculation. The last row of the far right column is the Leveraging Factor.

Unit Characteristics			Enter the applicable number of units	Leveraging Classification Development Type Multipliers
New Construction	Garden	ESS Construction		0.8004
	Garden	Non-ESS Construction	60	0.9200
	Mid-Rise	ESS Construction		0.7395
	Mid-Rise	Non-ESS Construction		0.8500
	High-Rise	ESS Construction		0.7134
	Other Dev Type*	ESS Construction		0.8700
	Other Dev Type*	Non-ESS Construction		1.0000
<b>Total Units:</b>			<b>60</b>	<b>0.9200**</b>

The number of units calculated here matches the 60 units in stated at 6.a.

\* Other Dev(elopment) Type means any Development Type that is not specifically identified in the chart but could be selected in drop-down menu in A.4.A.c.

\*\* Not all decimal places of the actual number for the overall Leveraging Classification Development Type Multiplier may be displaying. Nonetheless, the full actual number will be used to calculate the Applicant's overall Corporation's funding amount in the 'Funding' tab. The final Leveraging Multiplier is calculated by summing together the products of multiplying the number of units for each applicable Development Type by their Leveraging Classification Development Type Multiplier and dividing the results by the amount of Total Units.

*Archway Princeton Oaks, LLC v. Florida Housing Finance Corporation*  
RFA NO.: 2023-304  
Application No.: 2023-197BR

# **EXHIBIT**

# **8**

# Attachment

# 11

**FLORIDA HOUSING FINANCE CORPORATION  
VERIFICATION OF ENVIRONMENTAL SAFETY  
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Name of Development: Town Oaks Apartments

1140 S Parramore Ave., Orlando

Development Location: \_\_\_\_\_  
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).)

As a representative of the firm that performed the Phase I Environmental Site Assessment (ESA), I certify that a Phase I ESA of the above referenced Development site was conducted by the undersigned environmental firm as of 04/24/2023 and such Phase I ESA meets the ASTM Phase I ESA standards in effect as of that date. (Date of Phase I ESA - mm/dd/yyyy)

Check all that apply in Items 1, 2 and 3 below:

1. If the Phase I ESA is over 12 months old from the submission deadline for the above referenced FHFC Request for Proposal/Application, has the site's environmental condition changed since the date of the original Phase I ESA?

Yes  No

If "Yes", to demonstrate the condition of the site, the signatory must answer question (1) or (2) below:

(1) an update to the original Phase I ESA was prepared on \_\_\_\_\_ (Date - mm/dd/yyyy)  
(Date of update must be within 12 months of the submission deadline for the above referenced FHFC Request for Proposal/Application), or

(2) a new Phase I ESA was prepared on \_\_\_\_\_ (Date - mm/dd/yyyy)  
(Date of new Phase I ESA must be within 12 months of the submission deadline for the above referenced FHFC Request for Proposal/Application).

Note: The Corporation will not consider a Phase II ESA to be a substitute for the updated Ph. I ESA or new Ph. I ESA.

2. If there are one or more existing buildings on the proposed site, the presence or absence of asbestos or asbestos containing materials and lead based paint must be addressed either as a part of the Phase I ESA or as a separate report. The signatory must indicate which of the following (Item a. or b.) applies:

a. the Phase I ESA referenced above addresses the presence or absence of asbestos or asbestos containing materials and lead based paint; or

b. separate report(s) addressing the presence or absence of asbestos or asbestos containing materials and lead-based paint have been prepared and the undersigned has reviewed the separate report(s). Such separate report(s) may or may not be incorporated by reference in the Phase I ESA.

3. If the Phase I ESA discloses potential problems (including, but not limited to asbestos or asbestos containing materials, lead-based paint, radon gas, etc.) on the proposed site, the signatory must indicate which of the following (Item a., b., or c.) applies:

a. environmental safety conditions on the site require remediation and a plan that includes anticipated costs and estimated time needed to complete the remediation has been prepared, either as a part of the Phase I ESA or as a separate report; or

b. a Phase II ESA is required or recommended (the firm that performed the Phase II ESA, even if it is the same firm that prepared the Phase I ESA, MUST complete and execute the Phase II Environmental Site Assessment Verification); or

c. although environmental safety conditions exist on the site, no remediation or further study is required or recommended.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

David J. Atteberry  
Authorized Signature

ECS Florida, LLC  
Name of Firm that Performed the Ph. I ESA

David J. Atteberry  
Print or Type Name of Signatory

7064 Dais Creek Rd, Jacksonville, FL 32256  
Address of Environmental Firm (street address, city, state)

4/24/2023  
Date

904 252-6519  
Telephone Number Including Area Code

This certification must be signed by a representative of the firm that performed the Phase I ESA for the proposed Development location. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.