

**BEFORE THE FLORIDA HOUSING FINANCE CORPORATION**

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**WILLOW WAY VILLAGE, LLC,**

FLORIDA HOUSING  
FINANCE CORPORATION

**Petitioner,**

**FHFC Case No.: 2024-017BP**

**vs.**

**RFA No.: 2024-106**

**Application No.: 2024-307CSN**

**FLORIDA HOUSING FINANCE CORPORATION,**

**Respondent.**

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

Petitioner, WILLOW WAY VILLAGE, LLC (“Willow Way”) 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 March 27, 2024 by Respondent, Florida Housing Finance Corporation (“Florida Housing”), in response to Request for Applications 2024-106 Financing for the Development of Housing for Persons With A Disabling Condition or Developmental Disabilities (the “RFA”). In support, Willow Way states:

**I. Parties**

1. Willow Way 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. Willow Way filed an Application in response to the RFA, seeking the award of Competitive Housing Credits (“HC”) and State Apartment Incentive Loan (“SAIL”) funding or grants to be used for the Development of Housing for Persons With A Disabling Condition or

Developmental Disabilities. Willow Way proposes to build a 72-Unit Garden development for persons with a disabling condition in Okaloosa 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 Willow Way's Application is 2024-307CSN.

## **II. Notice**

4. Willow Way received notice of Florida Housing's intended decision to award funding pursuant to the RFA on March 27, 2024, 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**. Willow Way's Application was deemed eligible for funding 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, Willow Way contends that its Application should have been selected for funding.

5. Willow Way timely filed a Notice of Intent to Protest on April 1, 2024. 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 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 November 9, 2023 and amended on January 24, 2024, with applications due February 15, 2024 (the “Application Deadline”). The RFA seeks Applications from Non-Profit Applicants proposing the development of independent Permanent Supportive Housing for either (i) persons with a Disabling Condition that also includes a portion of units for Homeless Households; or (ii) Persons with Developmental Disabilities. RFA, p. 2 (§ One). Florida Housing anticipated the award of an estimated \$3,264,800 of Competitive Housing Credits, \$6,000,000 of SAIL for housing for persons with Disabling Conditions, \$4,600,000 in grants for housing for Persons with Developmental Disabilities, and \$5,500,000 in forgivable National Housing Trust Funds (“NHTF”) or Home Investment Partnerships Program From The American Rescue Plan Act (“HOME-ARP”) for all 22% Units.

#### **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. 79-80 (§ Five A.1).

##### **A. Evidence that an Applicant Qualifies as a Non-Profit Applicant**

9. For example, Applicants are required to provide evidence that the Applicant qualifies as a Non-Profit Applicant. RFA, p. 79 (§ Five A.1). Specifically, Applicants are required to provide an Executive Director Certification of Non-Profit Material Participation form (Rev. 09-2022) (the “Certification form”). *Id.* In addition, for each Non-Profit entity that makes up the Non-Profit Applicant, an Applicant must provide either the Executive Director Certification of Non-

Profit Entity Qualifications Form (Rev. 10-2021) that was stamped “Approved” by the Corporation, or the Non-Profit Application Package. *Id.*

10. A Non-Profit Applicant is defined by the RFA as entities that “may consist of either 100 percent Non-Profit entities or joint ventures between Non-Profit and for-profit entities, if the Applicant meets the definitions of Non-Profit, as defined in Rule Chapter 67-48, F.A.C.” RFA, p. 2 (§ One).

11. The RFA further requires that “[t]he Applicant must remain a Non-Profit entity and the Non-Profit entity must (i) receive at least 25 percent of the Developer’s fee, exclusive of the portion of the Developer Fee that will fund the Operating Deficit Reserve; and (ii) contractually ensure that it substantially and materially participates in the management and operation of the Development throughout the Compliance Period.” RFA, p. 13 (§ Four.A.3).

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

12. 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:

The highest scoring Applications will be determined by first sorting together all Priority 1 Applications in the following order:

- a. First, by Operating/Managing Permanent Supportive Housing Experience Points Preference described in Section Four, C. of the RFA;
- b. Next, by the Accessibility Preference described in Section Four, A.8.c. of the RFA;
- c. Next, by the Application’s eligibility for the Qualifying Financial Assistance Funding Preference as described 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);
- d. Next, by the Application’s Leveraging Classification, with Applications having an A above those with a B as further described in Item 2 of Exhibit C;
- e. Next, by the Application’s eligibility for the Florida Job Creation Funding Preference which is outlined in Item 3 of Exhibit C of the RFA (with Applications

that qualify for the preference listed above Applications that do not qualify for the preference); and

- f. By lottery number, resulting in the lowest lottery number receiving preference.

This same sorting order will then be applied to all Priority 2 Applications.

RFA, p. 83 (§ Five B.2).

13. Florida Housing had a goal to fund one Application that will serve the Demographic Commitment of Persons with Developmental Disabilities, with a preference that it be a Priority 1 Application. RFA, p. 83 (§ Five B.3).

14. 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, the county where the proposed Development is located will have one Application credited towards the County Award Tally.

Throughout the selection process, the Corporation will prioritize eligible unfunded Priority 1 Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Priority 1 Applications with a higher County Award Tally that also meet the Funding Test, even if the Priority 1 Applications with a higher County Award Tally are higher ranked, and above all Priority 2 Applications.

The Corporation will prioritize eligible unfunded Priority 2 Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Priority 2 Applications with a higher County Award Tally that also meet the Funding Test, even if the Priority 2 Applications with a higher County Award Tally are higher ranked.

RFA, pp. 83-84 (§ Five B.4).

15. Finally, the RFA outlines the Funding Selection Process for eligible Applicants. As explained in section Five B.5, the goal of the Funding Selection Process is to fund the “highest-ranking eligible Priority 1 Application that selected the Demographic Commitment of Persons with Developmental Disabilities.” If any funds remain, “the highest ranking eligible unfunded Priority

1 Applications that can be fully funded will be selected for funding, subject to the County Award Tally. If funding remains after selecting all Priority 1 Applications that can be fully funded, then the highest ranking eligible unfunded Priority 2 Applications that can be fully funded will be selected for funding, subject to the County Award Tally.” RFA, p. 84 (§ Five B.5).

16. On March 12, 2024, Florida Housing’s Review Committee met to assess the six (6) Applications received in response to the RFA. Of those Applications, the Review Committee determined that four (4) Applications were eligible for funding, including Willow Way’s Application. *See Exhibit 3.*

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

- a. Blue CASL 41, LLC (“Blue CASL”) proposed a development called Legacy Village; and
- b. MC Affordable, LLC (“MC Affordable”) proposed a development called The Franklin.<sup>1</sup>

*See Exhibit 4.*

18. The Board approved the Committee’s recommendation at its meeting on March 27, 2024. *See Exhibit 5.*

#### V. Substantial Interests Affected

19. Willow Way’s substantial interests are affected because MC Affordable was erroneously found eligible for funding under the RFA. If Florida Housing had properly recognized that MC Affordable was ineligible, Willow Way would have been awarded the remaining funding

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<sup>1</sup> MC Affordable was recommended for funding as the next highest ranking eligible unfunded Application with a demographic of Disabling Conditions after the Board approved the recommendation to add \$1,185,200 in 9% Housing Credit allocation from returned Housing Credit funding in the fourth quarter 2023.

available as the next highest ranking eligible unfunded Application with a demographic of Disabling Conditions. RFA, p. 84.

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

**A. MC Affordable is Ineligible Because Its Application Fails to List Any Non-Profit As a Developer or Co-Developer**

20. The RFA requires that the Applicant meet the definition of a Non-Profit as defined in Florida Administrative Code Chapter 67-48. RFA, p. 2 (§ One). “Only Non-Profit Applicants are eligible for funding.” RFA, p. 11 (§ Four A.3.a).

21. “Non-Profit” is defined as “a qualified non-profit entity as defined in Section 42(h)(5)(C), subsection 501 (c)(3) or 501 (c)(4) of the IRC and organized under Chapter 617, F.S., if a Florida Corporation, or organized under similar state law if organized in a jurisdiction other than Florida, to provide housing and other services on a not-for-profit basis, which owns at least 51 percent of the ownership interest in the Development held by the general partner or managing member entity, *which shall receive at least 25 percent of the Developer Fee*, and which entity is acceptable to federal and state agencies and financial institutions as a Sponsor for affordable housing, as further described in Rule 67-48.0075, F.A.C.” Fla. Admin. Code R. 67-48.002(84) (emphasis added).

22. Pursuant to the RFA, a “Non-Profit Applicant” must meet the following requirements:

- a. Owns at least 51 percent of the ownership interest in the Development held by the general partner or managing member entity, specifically including at least 51 percent of the profits, losses, capital and other economic benefits;
- b. Receives at least 25 percent of the Developer Fee; and
- c. is acceptable to federal and state agencies and financial institutions as a Sponsor for affordable housing, as further described in Rule 67-48.0075, F.A.C.

RFA, Exhibit B, p. 110.

23. Florida Housing's Rules simply define the "Developer Fee" as "the fee earned by the Developer." Fla. Admin. Code R. 67-48.002(29).

24. In pertinent part, the Rules also define "Developer" as "any individual or legal entity which possesses the requisite skill, experience and credit worthiness to successfully produce affordable housing as required in the Application." Fla. Admin. Code R. 67-48.002(28).

25. Not surprisingly, the RFA expressly requires that each Applicant disclose each Developer and, in addition, complete a form disclosing the Principals for each Developer.

26. In fact, both the identification of each Developer and the Principal Disclosures for each Developer are expressly listed in the Eligibility Items table of the RFA. *See* RFA, p. 79 (table of Eligibility Items as "Name of Each Developer provided" and "Principals for Applicant and Developer(s) Disclosure Form provided and meets requirements."); *see also* RFA, p. 21 (§ Four.A.3.c.) ("To meet eligibility requirements, the Principals Disclosure Form must identify, pursuant to subsections 67-48.002(94), 67-48.0075(8) and 67-0075(9), F.A.C., the Principals of the Applicant and Developer(s) as of the Application Deadline.").

27. The requirement to name each Developer frequently appears in the RFA and is, undoubtedly, a material requirement that cannot be waived. *See* RFA, p. 18 (§ Four.A.3.b.) ("State the name of each Developer, including all co-Developers"); RFA, Exhibit A, p. 2, Section 4.A.3, ("*Name of each Developer (including co-Developers, one per line.)*") (emphasis added).<sup>2</sup>

28. MC Affordable's Principal Disclosure Form answers this question by attesting that only (1) developer is involved in this project: DDA Development, LLC ("DDA").

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<sup>2</sup> Similarly, the Application's Principal Disclosure Form for the Developer asks: "How many Developers are part of this Application structure?" *See* Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) as amended 06-2023.



29. Similarly, in its underlying Application, MC Affordable only listed DDA when it was instructed to “[n]ame [ ] each Developer (including co-Developers, one per line)”:

**b. Developer Information**

(1) Name of each Developer (including all co-Developers, one per line)

DDA Development, LLC

30. DDA is a Florida for-profit entity formed in 2011. It is not, nor has it ever been, a non-profit organization.

31. MC Affordable’s Application accordingly fails to describe any non-profit as a Developer. Nor does its Application disclose the Principals of any Developer that could earn the requisite portion of the Developer Fee.

32. When MC Affordable is removed from the list of applications to be funded, Willow Way’s Application is next in line to be funded under the RFA. Florida Housing should accordingly fund Willow Way’s Application.

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

33. 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 MC Affordable is clearly erroneous, arbitrary and capricious, or contrary to competition;
- d. Whether MC Affordable’s Application meets the requirements of the RFA;
- e. Whether MC Affordable is a Non-Profit Applicant; and
- f. Whether MC Affordable is ineligible for funding under the RFA.

**VIII. Statement of Ultimate Facts**

34. The ultimate facts alleged are that MC Affordable is ineligible for funding. As a result of this determination, Willow Way should be awarded the remaining funding as one of the highest-ranked Priority 1 Applications.

**IX. Right to Amend**

35. Willow Way 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 Willow Way to Relief**

36. Statutes and rules entitling Willow Way 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**

37. Pursuant to section 120.57(3), Florida Statutes and Florida Administrative Code Rule 28-110.004, Willow Way requests the following relief:

- a. Florida Housing schedule a meeting with Willow Way to discuss resolution of this protest within seven (7) 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 MC Affordable, awarding funding to Willow Way, and inviting Willow Way to the credit underwriting process; and
- d. That Florida Housing adopt the Recommended Order of the ALJ as a Final Order.

*/s/ Christopher B. Lunny*

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Radey Law Firm

301 South Bronough Street, Suite 200

Tallahassee, Florida 32301

Telephone: (850) 425-6654

**COUNSEL FOR PETITIONER,  
WILLOW WAY VILLAGE, 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 11th day of April, 2024.

*/s/ Christopher B. Lunny*

CHRISTOPHER B. LUNNY

**RFA 2024-106 Board Approved Preliminary Awards**

<b>Total HC Available for RFA</b>	<b>3,264,800</b>
<b>Total HC Allocated</b>	<b>4,450,000</b>
<b>Additional 9% HC approved by Board on 3-26-24</b>	<b>1,185,200</b>
<b>Total HC Remaining</b>	<b>-</b>
<b>Total SAIL Available for RFA</b>	<b>6,000,000</b>
<b>Total SAIL Allocated</b>	<b>6,000,000</b>
<b>Total SAIL Remaining</b>	<b>-</b>

<b>Total Grants Available for RFA</b>	<b>4,600,000</b>
<b>Total Grants Allocated</b>	<b>4,600,000</b>
<b>Total Grants Remaining</b>	<b>-</b>

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demo	Total Units	HC Request Amount	Total SAIL Request Amount (SAIL + ELI)	Grants Requested	Eligible For Funding?	Priority Level	Total Points	Operating/Managing Experience Points Preference	Accessibility Preference	Qualifying Financial Assistance Preference	A/B Leveraging	Florida Job Creation Preference	Lottery Number
2024-304CGN	Legacy Village	Manatee	Julian S. Eller	Blue 41 Developer, LLC ; CASL Developer, LLC	DD	60	\$1,950,000	-	\$4,600,000	Y	1	155	Y	Y	Y	A	Y	1
2024-305CSN	The Franklin	Hillsborough	Roaya Tyson	DDA Development, LLC	DC	80	\$2,500,000	6,000,000	\$0	Y	1	146	Y	Y	N	A	Y	2

On March 26, 2024, 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.

**EXHIBIT 1**



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

April 1, 2024

**Via Electronic Filing**

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

RECEIVED

APR 1 2024 9:52 AM

FLORIDA HOUSING  
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2024-106, 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. 2024-307CSN, Willow Way Village, LLC, files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on March 27, 2024, concerning Request for Applications 2024-106 Financing for the Development of Housing for Persons With a Disabling Condition or Developmental Disabilities.

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**

## RFA 2024-106 All Applications

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demo	Total Units	HC Request Amount	Total SAIL Request Amount (SAIL + ELI)	Grants Requested	Eligible For Funding?	Priority Level	Total Points	Operating/ Managing Experience Points Preference	Accessibility Preference	Qualifying Financial Assistance Preference	Total Corp Funding Per Set-Aside	A/B Leveraging	Florida Job Creation Preference	Lottery Number
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**Eligible Applications**

2024-303CGN	Orchid Place	Brevard	Rob Cramp	HTG Orchid Place Developer, LLC; HFH Orchid Place Developer, LLC	DD	60	\$2,142,000	-	\$4,600,000	Y	1	148	N	Y	N	\$366,129.33	A	Y	3
2024-304CGN	Legacy Village	Manatee	Julian S. Eller	Blue 41 Developer, LLC ; CASL Developer, LLC	DD	60	\$1,950,000	-	\$4,600,000	Y	1	155	Y	Y	Y	\$272,998.75	A	Y	1
2024-305CSN	The Franklin	Hillsborough	Roaya Tyson	DDA Development, LLC	DC	80	\$2,500,000	6,000,000	\$0	Y	1	146	Y	Y	N	\$261,044.42	A	Y	2
2024-307CSN*	Willow Way Village	Okaloosa	Bonnie Barlow	Bridgeway Housing Development, LLC; Willow Way Developer, LLC	DC	72	\$2,142,000	6,000,000	\$0	Y	1	154	Y	N	N	\$318,734.00	A	Y	5

**Ineligible Applications**

2024-306CGN	The Residences	Lee	Stephanie Berman	Carrfour Supportive Housing, Inc.	DD	60	\$2,142,000	-	\$4,575,000	N	1	141	N	Y	Y	\$293,988.23	A	Y	6
2024-308CGN	Special Compass Living	Broward	Jim Sayih	Special Compass Living Dev, LLC; GM Special Compass Living Dev, LLC	DD	60	\$2,992,500	-	\$4,600,000	N	1	117	N	Y	N	\$370,166.32	A	Y	4

\*Applicant's HC request amount was adjusted during scoring. This also affected the Corporation Funding Per Set-Aside but did not affect the A/B Leveraging.

## RFA 2024-106 Review Committee Meeting Recommendations

Total HC Available for RFA	3,264,800
Total HC Allocated	1,950,000
Total HC Remaining	1,314,800
Total SAIL Available for RFA	6,000,000
Total SAIL Allocated	-
Total SAIL Remaining	6,000,000

Total Grants Available for RFA	4,600,000
Total Grants Allocated	4,600,000
Total Grants Remaining	-

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demo	Total Units	HC Request Amount	Total SAIL Request Amount (SAIL + ELI)	Grants Requested	Eligible For Funding?	Priority Level	Total Points	Operating/ Managing Experience Points Preference	Accessibility Preference	Qualifying Financial Assistance Preference	A/B Leveraging	Florida Job Creation Preference	Lottery Number
<b>Goal</b>																		
2024-304CGN	Legacy Village	Manatee	Julian S. Eller	Blue 41 Developer, LLC ; CASL Developer, LLC	DD	60	\$1,950,000	-	\$4,600,000	Y	1	155	Y	Y	Y	A	Y	1

# EXHIBIT 4

RFA 2024-106 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demo	Total Units	HC Request Amount	Total SAIL Request Amount (SAIL + ELI)	Grants Requested	Eligible For Funding?	Priority Level	Total Points	Operating/Managing Experience Points Preference	Accessibility Preference	Qualifying Financial Assistance Preference	Total Corp Funding Per Set-Aside	A/B Leveraging	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2024-303CGN	Orchid Place	Brevard	Rob Cramp	HTG Orchid Place Developer, LLC; HFH Orchid Place Developer, LLC	DD	60	\$2,142,000	-	\$4,600,000	Y	1	148	N	Y	N	\$366,129.33	A	Y	3
2024-304CGN	Legacy Village	Manatee	Julian S. Eller	Blue 41 Developer, LLC; CASL Developer, LLC	DD	60	\$1,950,000	-	\$4,600,000	Y	1	155	Y	Y	Y	\$272,998.75	A	Y	1
2024-305CSN	The Franklin	Hillsborough	Roaya Tyson	DDA Development, LLC	DC	80	\$2,500,000	6,000,000	\$0	Y	1	146	Y	Y	N	\$261,044.42	A	Y	2
2024-307CSN*	Willow Way Village	Okaloosa	Bonnie Barlow	Bridgeway Housing Development, LLC; Willow Way Developer, LLC	DC	72	\$2,142,000	6,000,000	\$0	Y	1	154	Y	N	N	\$318,734.00	A	Y	5

Ineligible Applications

2024-306CGN	The Residences	Lee	Stephanie Berman	Carrfour Supportive Housing, Inc.	DD	60	\$2,142,000	-	\$4,575,000	N	1	141	N	Y	Y	\$293,988.23	A	Y	6
2024-308CGN	Special Compass Living	Broward	Jim Sayih	Special Compass Living Dev, LLC; GM Special Compass Living Dev, LLC	DD	60	\$2,992,500	-	\$4,600,000	N	1	117	N	Y	N	\$370,166.32	A	Y	4

\*Applicant's HC request amount was adjusted during scoring. This also affected the Corporation Funding Per Set-Aside but did not affect the A/B Leveraging.

On March 26, 2024, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

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

**EXHIBIT 5**