BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

IRWIN AVENUE AND
PINEWOOD DRIVE, LLC

    Petitioner,

vs.

FLORIDA HOUSING FINANCE
CORPORATION,

    Respondent.
_____/

FHFC Case No. __2024-019BP__
FHFC RFA No. 2024-206
Petitioner's Application No. 2024-295SH

FORMAL WRITTEN PROTEST AND
PETITION FOR ADMINISTRATIVE HEARING

Petitioner, IRWIN AVENUE AND PINEWOOD DRIVE, LLC ("Petitioner" or "Live Oak Homes") pursuant to sections 120.57(3), Florida Statutes ("F.S."), and Rule Chapters 28-110 and 67-60, Florida Administrative Code ("F.A.C.") hereby files this Formal Written Protest and Petition for Administrative Hearing regarding the review, ranking, scoring and eligibility decisions of Respondent, FLORIDA HOUSING FINANCE CORPORATION ("Florida Housing") in awarding funding pursuant to Request for Application 2024-206 HOME Financing for Rental Developments in Certain Hurricane Idalia Impacted Counties ("the RFA"). In support of this Formal Protest and Petition, Petitioner states as follows:

Parties

1.   Petitioner Irwin Avenue and Pinewood Drive, LLC ("Live Oak Homes") is a Florida limited liability company in the business of provided affordable housing. For purposes of this proceeding, Petitioner's address is that of its undersigned counsel, M. Christopher Bryant, Oertel, Fernandez, Bryant & Atkinson, P.A., P.O. Box 1110, Tallahassee, Florida 32302-1110, telephone number 850-521-0700, facsimile number 850-521-0720, email cbryant@ohfc.com.

2.   Florida Housing is the allocating agency for the State of Florida that was granted the authority to issue the RFA for the purpose of construction, redevelopment, or rehabilitation of much needed affordable housing. Florida Housing's address is 227 North Bronaugh Street, Suite 500, Tallahassee, Florida 32301.

<center>Notice</center>

3.   On March 26, 2024, the Florida Housing Board of Directors accepted and approved ranking and funding recommendations in this RFA. Notice of the Board's action was posted on Florida Housing's website on Wednesday, March 27, 2024 at 12:21 p.m., in the form of two spreadsheets. Copies of the spreadsheets are attached hereto as Attachments "A" and "B."

4.   At 9:04 a.m. on Monday, April 1, 2024, Live Oak Homes timely filed its Notice of Intent to Protest. (See Attachment "C") This Formal Written Protest is being timely filed, and Florida Housing has waived the bid protest bond requirement for the RFA.

<center>Substantial Interests Affected</center>

5.   As the proposed owner of a project seeking funding through the RFA, Live Oak Homes is substantially affected by the review, scoring, and ranking of the responses to the RFA. The result of this proceeding affects Live Oak Homes' ability to obtain funding through the RFA. Without the funds provided by the RFA, Live Oak Homes will be unable to provide this much needed housing.

<center>The RFA</center>

6.   On January 22, 2024, Florida Housing issued the RFA which offered an estimated $28 million in HOME Investment Partnerships (HOME-rental) funding and $7 million in State Apartment Incentive Loan ("SAIL") funding through the Live Local Act of 2023.

7.   Through the issuance of the RFA, Florida Housing sought to solicit proposals from

<center>2</center>

qualified applicants that would provide affordable rental housing in Florida Designated Rural Areas of Opportunity ("RAO"), with a preference for developments to be constructed in counties with significant damage from Hurricane Idalia in late August 2023. The RFA also separated RAO counties into Tier 1, Tier 2, and Tier 3 counties, based on the extent of impact on housing stock from Hurricane Idalia. Tier 1 counties, which have a funding selection preference over Tier 2 and 3 counties, included Dixie, Hamilton, Madison, Suwannee, and Taylor.

8.   In response to the RFA, eight applications were received, all for proposed developments in Tier 1 Counties. They included five applications from Suwannee County, and one each from Dixie, Taylor, and Madison Counties.

9.   Scoring under the RFA included the award of up to 10 points: 5 for submission of an "Approved" Principal Disclosure form, and 5 for applicants bookmarking various required documents that accompany the application in an "all attachments" document. Florida Housing awarded 10 points to each of the eight applicants. For reasons set forth in this Formal Protest, Live Oak Homes contests the award of 5 points for an approved principal disclosure form to one applicant – Application number 2024-298SH, Gateway Estates, in Madison County. However, Gateway Estates would still be awarded its requested funding under the RFA, as explained in this Formal Protest.

10.   In anticipation of multiple applicants receiving the maximum award of 10 points, the RFA included an "Application Sorting Order" that incorporated six ranking preferences, to be applied in sequence. The first two preferences were for applicants with HOME Funding Experience and Previous Affordable Housing Experience; all applicants met both of those preferences.

11.   The next preference was based on a calculation for each applicant of that

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Applicant's Eligible HOME Request Amount divided by the maximum award amount the Applicant is eligible to request. An applicant's maximum award amount is the lesser of a maximum subsidy limit that considers the number of units proposed and the unit size (number of bedrooms) in each unit; or $7,000.000. This is a comparative preference, such that an Applicant whose HOME request is a lower percentage of its maximum possible request as compared to another applicant would get a preference over that other applicant.

12.   The RFA also employed a County Test to promote geographic distribution of funding awards among the counties represented by the applications. Of the six eligible applications in this RFA, three were from Suwannee County, and one each were from Madison, Taylor, and Dixie Counties.

13.   The RFA also incorporated a Funding Test, which stated that applications will only be selected for funding if there is enough funding available to fully fund their Eligible HOME Funding Request Amounts. In other words, no partial awards of HOME Funding would occur.

<u>CHDO Applicants</u>

14.   The federal program under which HOME funding is made available to the state encourages the use of certain Non-Profit entities known as Community Housing Development Organizations, commonly known as CHDOs. This RFA included a goal to fund one CHDO application, with a preference that it be located in a Tier 1 county. All eight of the applications submitted were for housing in a Tier 1 county, but only four of the applicants qualified as a CHDO.

15.   Four applicants applied as CHDOs. The applications of two of these applicants – 2024-300SH (Vista at Pinewood) and 2024-301SH (Vista at Irvin) – were deemed ineligible for consideration for funding, for the same reason. In their development cost pro formas, those two applicants claimed, as sources of financing for their developments, Florida Housing tax-exempt

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bonds and federal low income housing tax credits. However, Florida Housing bonds and low income housing tax credits were not sources of financing that were made available in this RFA. When those funding sources were removed during the scoring of these two applications by the Review Committee, there were insufficient funding sources to cover the projected costs of the development during both the construction period and the permanent period, so those two applications were deemed ineligible. Neither of these two applicants filed notices of protest challenging their eligibility.

Funding Selection

16.   The RFA set out a funding selection order once applications had been deemed eligible or ineligible, scored and ranked. The first application to be selected would be the highest ranked eligible CHDO application from a Tier 1 County. (As noted previously, all applications submitted in this RFA were from Tier 1 counties.)

17.   The next applications selected for funding would be the highest-ranked eligible Applications from Tier 1 counties, subject to the County Test and the Funding Test. If funding remained and no eligible Tier 1 application could meet the County Test and the Funding Test, then the selection process would continue with applicants from Tier 2 counties, and then from Tier 3 counties.

18.   On March 7, 2024, the designated Florida Housing staff Review Committee met and considered the Applications submitted in response to the RFA. At the meeting the Review Committee orally listed and manually input the scores for each section of the Application and ultimately made recommendations to the Board for their consideration. During the meeting, the Review Committee found six of the eight applications, including Live Oak Homes, to be eligible for consideration for funding. The Review Committee recommended selecting four applications

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for funding, but did not recommend Live Oak Homes for funding.

19.   In the selection process, Application No. 2024-298SH, Gateway Estates, from Madison County, was selected as the highest ranked CHDO. Gateway Estates was selected over the only other eligible CHDO (Live Oak Homes) because Gateway Estates had a lower HOME Request as a Percentage of the Maximum than Live Oak Homes did: 92.90% for Gateway Estates, 96.16% for Live Oak Homes.

20.   The next application selected was 2024-302SH, Suwanee Pointe II, from Suwannee County. Suwannee Pointe II had the lowest HOME Request percentage of all applications, at 70.70%.

21.   Due to the County test, the next two applications had to be selected from Counties other than Madison and Suwannee. Those two applications were 2024-299SH, Sandcastle Crossings, from Dixie County, and 2024-296SH, Sandcastle Preserve, from Taylor County.

22.   Following the selection of those four applications (Gateway Estates, Suwannee Pointe II, Sandcastle Crossings, and Sandcastle Preserve), there was $5,177,232 in HOME funding remaining. Neither remaining eligible application (Live Oaks Homes or Sandcastle Oaks) could pass the Funding Test, as there was not enough HOME funding remaining to fund either applicants HOME request amount; Live Oak Homes had requested $6,480,200, and Sandcastle Oaks had requested $6,665,019.

Basis for this Protest

23.   Based on the precedent established by prior agency practice, Gateway Estates should not have received a score of 10 points for its application. Specifically, Gateway Estates should not have received 5 points for a pre-approved Principal Disclosure ("PD") form, which is awarded to applicants who submit their PD form to Florida Housing for review and approval at

least 14 days prior to the RFA's Application Deadline, which are approved as to form. The version of Gateway Estates' PD form that was included in the application in the location instructed by the RFA terms – after the completed "Exhibit A" application form but before the uploaded "All Attachments" document – was not stamped as having been received or approved by Florida Housing prior to the Application Deadline. See Gateway Estates Principal Disclosure form, Attachment "D" to this Formal Protest. Apparently, Florida Housing accepted the Gateway Estates PD form as "approved," and awarded it 5 points, because another copy of Gateway Estates' PD form was included in one of the attachments to the Gateway Estates application.

24.   Live Oak Homes does not contest the accuracy or completeness of the Gateway Estates' PD form, other than the missing "Received" or "Approved" stamp. Live Oak Homes does not contend that Gateway Estates should be deemed ineligible for consideration for funding. Rather, Gateway Estates, with a score of 5 total points instead of 10, would drop in the ranked selection order, and would not be the highest-ranked CHDO application. Gateway Estates would still be selected for funding, as explained below.

<u>Prior Agency Practice</u>

25.   Florida Housing's award of 5 points to Gateway Estates because information showing the PD form was "approved" could be found elsewhere in the application is inconsistent with prior agency practice as to Principal Disclosure forms. In the 2022 Medium and Small County 9% Housing Credit RFA (RFA 2022-201), an application was submitted for Cross Creek Gardens II in Gadsden County. On page 2 of 132, the applicant identified Daniel Acosta as the natural person with developer experience, and it identified him as a Principal of the ACD-NRI Developers, LLC, the Developer of Cross Creek Gardens II, as required by the terms of the RFA; see excerpts of the Cross Creek Gardens II application provided as Attachment "E" to this Formal Protest. The

application listed three developments that Mr. Acosta was involved with as a developer that gave him the requisite experience. The RFA required that the natural person with developer experience that the applicant was relying on had to be a principal of the Developer for the current application.

26.   The Principal Disclosure ("PD") form for Cross Creek Gardens II is found in the application at pages 32-33 of 132, and is attached as Attachment "F" to this Formal Protest. The Developer page of that Principal Disclosure form shows ACD-NRI Developers LLC as the Developer, and the First Level Principal Disclosure shows the Manager (and a Member) of that entity to be ACRUVA Community Developers, LLC. The Manager and Member of ACRUVA Community Developers, LLC was shown at the Second Principal Disclosure Level to be ACRUVA Holdings, LLC. There was no third level principal disclosure for Developer entities, as Florida Housing's design of the PD form did not allow for Third Level disclosure for Developers. Mr. Acosta's name does not appear on the Developer page of the PD form.

27.   The scorer's "2022-201 Applicant-summary sheet" singles out Cross Creek Gardens, application number 2023-036C, as failing this item. See, Attachment "G" attached hereto, and the line item in the chart designated "3.b.(3) (a) Developer Experience Requirement met – ALL MET EXCEPT 036C/068C/069C." At the review committee meeting, the relevant scorer, Mitch Englert, did not state the specific reason that 036C failed, but upon information and belief, the reason was that the individual with developer experience (Daniel Acosta) was not listed on the Principal Disclosure Form for the Developer.

28.   Daniel Acosta was in fact a Principal of the Developer. This was shown on the PD form page for the Applicant, listing Mr. Acosta as a Manager and Member of ACRUVA Holdings, LLC, which was a part of both the Applicant structure and the Developer structure for Cross Creek Gardens II. See page 1 of Attachment "F." The Developer page of the PD form shows that

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ACRUVA Holdings, LLC, is the Manager and Member of ACRUVA Community Developers, LLC, which is in turn the manager and member of the Developer entity, ACD-NRI Developers, LLC. So Mr. Acosta, as a Principal of ACRUVA Holdings, LLC, was thus also a Principal of ACD-NRI Developers, LLC.

29.   Mr. Acosta was not listed on the Developer page of the PD form because the Developer page of the PD form only allowed Applicants to present two levels of Principal Disclosure. If three levels of disclosure had been allowed, Mr. Acosta could have been disclosed.

30.   Florida Housing could have easily discerned from the PD form that Mr. Acosta was a Principal of one of the entities making up the Developer Entity, and thus a Principal of the Developer. Florida Housing's scorer could have turned one page back, to the Applicant page of the PD form, and seen that Mr. Acosta was indeed a Principal of ACRUVA Holdings, LLC. But Florida Housing refused to literally turn one page back to find Mr. Acosta's status.

31.   Cross Creek did not challenge this determination because it lacked standing; Cross Creek was not in line for funding even if deemed eligible. It had a lottery number of 31, and would have ranked it fourth among the five small county applications submitted, and there was only enough Small County HC funding available to fund one small county applicant. Any attempt by Cross Creek to challenge its rejection would have been dismissed for lack of standing, as Florida Housing's consistent position for many years has been that an applicant only has standing if it can demonstrate how it would have received funding but for the scoring/ranking/selection error.

32.   In the current RFA, Gateway Estates did not include an approved PD form in its application per the Florida Housing instructions – after the completed Exhibit A, and before the compiled "All Attachments" document. The version of the PD form that was included where the PD form is supposed to go was not stamped as having been received or approved by the

Corporation. In the current RFA, Florida Housing was apparently willing to search through the All Attachments document to find the information that the PD form had in fact been received and pre-approved. But for Cross Creek Florida Housing was not willing to turn one page back in the PD form to find the information that Mr. Acosta was in fact a natural person principal of one of the entities that made up the Developer entity.

33.   Gateway Estates should not have been entitled to the 5 points for pre-approval of its PD form. Florida Housing should still accept Gateway Estates as eligible, but it would lose the 5 points for a properly submitted and approved PD form. A similar approach was taken by Florida Housing for Bid-A-Wee Apartments, Application Number 2020-076RB in the Hurricane Michael RRLP RFA 2019-111. There, a placeholder for the investor partner was omitted from the PD form when it was submitted for pre-approval. In settlement of Bid-A-Wee's protest, Florida Housing agreed to accept Bid-A-Wee as eligible, but did not award it the 5 points for advance submission of the PD form. See, Final Order in FHFC Case No. 2019-103BP and 2019-105BP, Final Order adopting Settlement Agreement entered March 6, 2020.

34.   The result of Gateway Estates losing 5 points is that Live Oak Homes becomes the highest scoring CHDO and is selected first for funding. This would change the funding selection order to the following:

Highest Ranked CHDO: Live Oak Homes, Suwannee County

Next highest ranked applications, subject to County Test and Funding Test:

Sandcastle Crossings, Dixie County
Sandcastle Preserve, Taylor County
Gateway Estates, Madison County

Gateway Estates still gets selected as the only Madison County applicant.

35.   Following selection of these four applications, there would be $2,217,032 in

HOME funding remaining in this RFA, and $1,000,000 in SAIL Live Local funding. That is not enough to fund one currently funded applicant: 2024-302SH, Suwanee Pointe II, from Suwannee County, which applied for $3,520,000 in HOME funding and $1,500,000 in SAIL. Live Oak Homes notes that with an additional $1.303 million in HOME funding and $500,000 in SAIL, Suwannee Pointe II could also still be funded; and Live Oak Homes would encourage Florida Housing to locate this additional amount of funding to facilitate quicker redevelopment of housing stock in Suwannee County.

<u>Disputed Issues of Material Fact</u>

36.   Petitioner has initially identified the following disputed issues of material fact, which it reserves the right to supplement as additional facts become known to it:

(a) Whether the Gateway Estates application is entitled to an award of 5 points for an Approved Principal Disclosure form. Petitioner contends that it is not, and that awarding it such points is contrary, capricious, and inconsistent with agency policy as established by prior precedent.

(b) Whether, even with the loss of 5 points for an Approved Principal Disclosure form, Gateway Estates would be eligible for consideration for funding, and would be entitled to selection for funding as the only applicant from Madison County. Petitioner contends that it would.

(c) Whether, if the Gateway Estates application is not awarded 5 points for an Approved Principal Disclosure form, Live Oak Homes would be entitled to selection for funding as the highest ranked eligible CHDO application. Petitioner contends that it would; and that failure to select Live Oak Homes as the highest ranked eligible CHDO applicant would be contrary to the terms of

the RFA that is arbitrary, capricious, and contrary to agency policy as established through prior precedent.

Concise Statement of Ultimate Fact, Relief Requested, and Provisions Entitling Petitioner to Relief

37.   Live Oak Homes asserts that it is the highest scoring eligible CHDO application, due to the incorrect scoring of the Gateway Estates application, and that Live Oak Homes should be selected for funding. It is entitled to this relief by the terms of RFA 2024-206; Rule Chapters 67-48 and 67-60, Fla. Admin. Code; Section 120.57(3), Fla. Stat., and Part V of Chapter 420, Fla. Stat., including but not limited to Sections 420.507, 420.508, 420.5087, 420.50871, and 420.5089, Fla. Stat.

Request for Settlement Conference and Subsequent Proceedings

38.   Petitioner requests the opportunity to resolve this matter by mutual argument within 7 working days of the filing of this formal protest, or such other time as may be agreed upon by the parties. If the parties are unable to resolve this matter, Live Oak Homes requests that this Formal Protest be referred to the Division of Administrative Hearings for the assignment of an Administrative Law Judge to conduct formal administrative proceedings. Live Oak Homes seeks the entry of recommended and final orders finding it to be the highest ranked application submitted by a CHDO applicant, and thus entitled to selection for its requested award of HOME and SAIL funding.

FILED this 11th day of April, 2024.

/s/ M. Christopher Bryant
M. CHRISTOPHER BRYANT
Florida Bar No. 434450
OERTEL, FERNANDEZ,
   BRYANT & ATKINSON, P.A.
P.O. Box 1110
Tallahassee, Florida 32302-1110

Telephone: 850-521-0700
Telecopier: 850-521-0720
cbryant@ohfc.com
Secondary: bpetty@ohfc.com

Attorney for Petitioner Irwin Avene
and Pinewood Drive, LLC

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of the foregoing Formal Written Protest and

Petition for Administrative Hearing has been filed by e-mail with the Corporation Clerk, Florida

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

32301-1329 (CorporationClerk@floridahousing.org), and a copy via e-mail to the following this

11th day of April, 2024:

Ethan Katz, Office of General Counsel
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Ethan.katz@floridahousing.org
Add'l: ana.mcglamory@floridahousing.org

Attorneys for Respondent, Florida Housing
Finance Corporation

/s/ M. Christopher Bryant
ATTORNEY

Attachments to Formal Written Protest of
Irwin Avenue and Pinewood Drive, LLC (Live Oak Homes)

A. Board Approved Eligibility and Scoring Determinations in RFA 2024-206, posted Wednesday, March 27, 2024

B. Board Approved Funding Selections in RFA 2024-206, posted Wednesday, March 27, 2024

C. Notice of Protest filed by Live Oak Homes, posted Monday, April 1, 2024

D. Principal Disclosure Form submitted in Gateway Estates' Application Number 2024-298SH (not containing "received" or "approved" stamp)

E. Excerpt of Application of Cross Creek Gardens II, Application Number 2023-036C in RFA 2022-201, identifying Daniel Acosta as natural person with Developer Experience

F. Principal Disclosure Form from Cross Creek Gardens II Application Number 2023-036C in RFA 2022-201

G. RFA 2022-201 Review Committee Scoring Sheet for Applicant and Developer Information

Eligible Applications

Application Number	Name of Development	County	County Size	Name of Applicant	Name of Developers	Total Units	Demo.	HOME Request Amount	Eligible for Funding?	Points	Qualified for CHDO Goal?	Tier Level	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
2024-295SH	Live Oak Homes	Suwannee	S	Irwin Avenue and Pinewood Drive, LLC	Judd Roth Real Estate Development, Inc.	24	F	$6,480,200	Y	10	Y	1	Y	Y	96.16%	0.00%	Y	6
2024-296SH	Sandcastle Preserve	Taylor	S	Sandcastles Foundation, Inc.	Sandcastles Foundation, Inc. ; FBC Holdings, LLC	23	F	$6,665,019	Y	10	N	1	Y	Y	95.21%	0.00%	Y	4
2024-297SH	Sandcastle Oaks	Suwannee	S	Sandcastles Foundation, Inc.	Sandcastles Foundation, Inc.; FBC Holdings, LLC	23	F	$6,664,349	Y	10	N	1	Y	Y	95.20%	0.00%	Y	7
2024-298SH	Gateway Estates	Madison	S	Solutions Madison, LLC	Affordable Housing Solutions for Florida, Inc.	23	F	$6,000,000	Y	10	Y	1	Y	Y	92.90%	0.00%	Y	3
2024-299SH	Sandcastle Crossing	Dixie	S	Sandcastles Foundation, Inc.	Sandcastles Foundation, Inc. ; FBC Holdings, LLC	23	F	$6,637,749	Y	10	N	1	Y	Y	94.82%	0.00%	Y	1
2024-302SH	Suwannee Pointe II	Suwannee	S	Rio Pointe on Flagler, LP	Royal American Properties, LLC	20	F	$3,520,000	Y	10	N	1	Y	Y	70.70%	0.00%	Y	8

Ineligible Applications

Application Number	Name of Development	County	County Size	Name of Applicant	Name of Developers	Total Units	Demo.	HOME Request Amount	Eligible for Funding?	Points	Qualified for CHDO Goal?	Tier Level	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
2024-300SH	Vista at Pinewood	Suwannee	S	Andorra Park Apartments, LLLP	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	38	E, Non-ALF	$6,950,000	N	10	Y	1	Y	Y	99.63%	1.44%	Y	5
2024-301SH	Vista at Irvin	Suwannee	S	York River Apartments, LLLP	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	38	E, Non-ALF	$6,950,000	N	10	Y	1	Y	Y	99.63%	1.44%	Y	2

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.

Total HOME Available for RFA	28,000,000
Total HOME Allocated	22,822,768
Total HOME Remaining	5,177,232

$7 million of Live Local SAIL has been made available in this RFA. Each Application will be awarded a portion of the total available. The Live Local SAIL funding amount may increase or decrease in credit underwriting, based on overall awards.

Application Number	Name of Development	County	County Size	Name of Applicant	Name of Developers	Total Units	Demo.	HOME Request Amount	Points	Qualified for CHDO Goal?	Tier Level	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
CHDO Goal																	
2024-298SH	Gateway Estates	Madison	S	Solutions Madison, LLC	Affordable Housing Solutions for Florida, Inc.	23	F	$6,000,000	10	Y	1	Y	Y	92.90%	0.00%	Y	3
Remaining Funding																	
2024-302SH	Suwannee Pointe II	Suwannee	S	Rio Pointe on Flagler, LP	Royal American Properties, LLC	20	F	$3,520,000	10	N	1	Y	Y	70.70%	0.00%	Y	8
2024-299SH	Sandcastle Crossing	Dixie	S	Sandcastles Foundation, Inc.	Sandcastles Foundation, Inc. ; FBC Holdings, LLC	23	F	$6,637,749	10	N	1	Y	Y	94.82%	0.00%	Y	1
2024-296SH	Sandcastle Preserve	Taylor	S	Sandcastles Foundation, Inc.	Sandcastles Foundation, Inc. ; FBC Holdings, LLC	23	F	$6,665,019	10	N	1	Y	Y	95.21%	0.00%	Y	4

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.

OERTEL, FERNANDEZ, BRYANT & ATKINSON, P.A.

MAILING ADDRESS: POST OFFICE BOX 1110 | TALLAHASSEE, FLORIDA 32302-1110

OFFICES: 2060 DELTA WAY | TALLAHASSEE, FLORIDA 32303
PHONE: 850-521-0700 | FAX: 850-521-0720 | WWW.OHFC.COM

RECEIVED

APR 1 2024 9:04 AM

FLORIDA HOUSING
FINANCE CORPORATION

April 1, 2024

Via email to CorporationClerk@floridahousing.org

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

  Re: Notice of Intent to Protest by Irwin Avenue and Pinewood Drive, LLC, Application
     Number 2024-295SH (Live Oak Homes)
     RFA 2024-206, HOME and Live Local SAIL Funding for Rental Developments in
     Certain Hurricane Idalia Impacted Counties

Dear Corporation Clerk:

  On behalf of Applicant Irwin Avenue and Pinewood Drive, LLC, Applicant for Live Oak
Homes, Application Number 2024-295SH ("Live Oak Homes"), and pursuant to Section
120.57(3), Florida Statutes, and FHFC Rule 67-60.009, and Section Six of RFA 2024-206, we
hereby give notice of intent to protest the eligibility, scoring, ranking and funding selection
decisions in RFA 2024-206 made by the Corporation's Board of Directors at its meeting on
Tuesday, March 26, 2024. Notice of these decisions was posted to the Corporation's website at
12:21 p.m. on Wednesday, March 27, 2024, and copies of the notices are attached to this Notice
of Intent to Protest.

  Live Oak Homes will file its formal written protest within 10 days of this notice as required
by Section 120.57(3).

  Please return a date and time stamped copy of this Notice of Intent to Protest letter to me
at: cbryant@ohfc.com.

        Sincerely,

        M. Christopher Bryant
        Attorney for Irwin Avenue and Pinewood Drive,
        LLC

cc: Ethan Katz, Office of General Counsel, Florida Housing Finance Corporation

Eligible Applications

Application Number	Name of Development	County	County Size	Name of Applicant	Name of Developers	Total Units	Demo.	HOME Request Amount	Eligible for Funding?	Points	Qualified for CHDO Goal?	Tier Level	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
2024-295SH	Live Oak Homes	Suwannee	S	Irwin Avenue and Pinewood Drive, LLC	Judd Roth Real Estate Development, Inc.	24	F	$6,480,200	Y	10	Y	1	Y	Y	96.16%	0.00%	Y	6
2024-296SH	Sandcastle Preserve	Taylor	S	Sandcastles Foundation, Inc.	Sandcastles Foundation, Inc. ; FBC Holdings, LLC	23	F	$6,665,019	Y	10	N	1	Y	Y	95.21%	0.00%	Y	4
2024-297SH	Sandcastle Oaks	Suwannee	S	Sandcastles Foundation, Inc.	Sandcastles Foundation, Inc.; FBC Holdings, LLC	23	F	$6,664,349	Y	10	N	1	Y	Y	95.20%	0.00%	Y	7
2024-298SH	Gateway Estates	Madison	S	Solutions Madison, LLC	Affordable Housing Solutions for Florida, Inc.	23	F	$6,000,000	Y	10	Y	1	Y	Y	92.90%	0.00%	Y	3
2024-299SH	Sandcastle Crossing	Dixie	S	Sandcastles Foundation, Inc.	Sandcastles Foundation, Inc. ; FBC Holdings, LLC	23	F	$6,637,749	Y	10	N	1	Y	Y	94.82%	0.00%	Y	1
2024-302SH	Suwannee Pointe II	Suwannee	S	Rio Pointe on Flagler, LP	Royal American Properties, LLC	20	F	$3,520,000	Y	10	N	1	Y	Y	70.70%	0.00%	Y	8

Ineligible Applications

Application Number	Name of Development	County	County Size	Name of Applicant	Name of Developers	Total Units	Demo.	HOME Request Amount	Eligible for Funding?	Points	Qualified for CHDO Goal?	Tier Level	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
2024-300SH	Vista at Pinewood	Suwannee	S	Andorra Park Apartments, LLLP	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	38	E, Non-ALF	$6,950,000	N	10	Y	1	Y	Y	99.63%	1.44%	Y	5
2024-301SH	Vista at Irvin	Suwannee	S	York River Apartments, LLLP	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	38	E, Non-ALF	$6,950,000	N	10	Y	1	Y	Y	99.63%	1.44%	Y	2

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.

Total HOME Available for RFA	28,000,000
Total HOME Allocated	22,822,768
Total HOME Remaining	5,177,232

$7 million of Live Local SAIL has been made available in this RFA. Each Application will be awarded a portion of the total available. The Live Local SAIL funding amount may increase or decrease in credit underwriting, based on overall awards.

Application Number	Name of Development	County	County Size	Name of Applicant	Name of Developers	Total Units	Demo.	HOME Request Amount	Points	Qualified for CHDO Goal?	Tier Level	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
CHDO Goal																	
2024-298SH	Gateway Estates	Madison	S	Solutions Madison, LLC	Affordable Housing Solutions for Florida, Inc.	23	F	$6,000,000	10	Y	1	Y	Y	92.90%	0.00%	Y	3
Remaining Funding																	
2024-302SH	Suwannee Pointe II	Suwannee	S	Rio Pointe on Flagler, LP	Royal American Properties, LLC	20	F	$3,520,000	10	N	1	Y	Y	70.70%	0.00%	Y	8
2024-299SH	Sandcastle Crossing	Dixie	S	Sandcastles Foundation, Inc.	Sandcastles Foundation, Inc. ; FBC Holdings, LLC	23	F	$6,637,749	10	N	1	Y	Y	94.82%	0.00%	Y	1
2024-296SH	Sandcastle Preserve	Taylor	S	Sandcastles Foundation, Inc.	Sandcastles Foundation, Inc. ; FBC Holdings, LLC	23	F	$6,665,019	10	N	1	Y	Y	95.21%	0.00%	Y	4

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.

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Liability Company

Provide the name of the Applicant Limited Liability Company:

Solutions Madison, LLC

% Ownership input features will not be made available until invitation to credit underwriting

First Principal Disclosure Level:

Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified	% Ownership of Applicant
1.	Manager	Affordable Housing Solutions for Florida, Inc.	Non-Profit Corporation	100.0000%
2.	Investor Member	Affordable Housing Solutions for Florida, Inc.	Non-Profit Corporation	100.0000%
3.	<Select an option>		<Select an option>	
4.	<Select an option>		<Select an option>	
5.	<Select an option>		<Select an option>	
6.	<Select an option>		<Select an option>	
7.	<Select an option>		<Select an option>	
8.	<Select an option>		<Select an option>	
9.	<Select an option>		<Select an option>	
10.	<Select an option>		<Select an option>	
11.	<Select an option>		<Select an option>	
12.	<Select an option>		<Select an option>	
13.	<Select an option>		<Select an option>	
14.	<Select an option>		<Select an option>	
15.	<Select an option>		<Select an option>	
16.	<Select an option>		<Select an option>	
17.	<Select an option>		<Select an option>	
18.	<Select an option>		<Select an option>	
19.	<Select an option>		<Select an option>	
20.	<Select an option>		<Select an option>	

Second Principal Disclosure Level: Solutions Madison, LLC

Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified	Second Level Principal % Ownership of First Level Principal
1. (Affordable Housing Solutions fo	1.A.	Executive Director	Fleming, Debra	Natural Person	0.0000%
1. (Affordable Housing Solutions fo	1.B.	Officer/Director	Vermales, Pedro	Natural Person	0.0000%
1. (Affordable Housing Solutions fo	1.C.	Officer/Director	McPhillips, Jacqueline	Natural Person	0.0000%
1. (Affordable Housing Solutions fo	1.D.	Officer/Director	Tempfer, Tara	Natural Person	0.0000%
1. (Affordable Housing Solutions fo	1.E.	Officer/Director	David, Felicia	Natural Person	0.0000%
<Select a #>		<Select an option>		<Select an option>	
<Select a #>		<Select an option>		<Select an option>	
<Select a #>		<Select an option>		<Select an option>	
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<Select a #>		<Select an option>		<Select an option>	
<Select a #>		<Select an option>		<Select an option>	
<Select a #>		<Select an option>		<Select an option>	

Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) as amended 06-2023

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Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) as amended 06-2023

Third Principal Disclosure Level: — Solutions Madison, LLC

Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant.

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified	Third Level corresponding Second Level Principal Entity #	Select the type of Principal being associated with the Principal Entity	Enter Name of Third Level Principal who must be either a Natural Person or a Trust	The organizational structure of Third Level Principal identified. Must be either a Natural Person, or a Trust	3rd Level Principal % Ownership of 2nd Level Principal
<Select a #>	<Select an option>		<Select an option>	
<Select a #>	<Select an option>		<Select an option>	
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Principal Disclosures for the Applicant

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Principal Disclosures for the Applicant

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<Select a #>	<Select an option>	<Select an option>	
<Select a #>	<Select an option>	<Select an option>	

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Principal Disclosures for the Developer

How many Developers are part of this Application structure?

<u>1</u>

Select the organizational structure for the Developer entity:

The Developer is a: <u>Non-Profit Corporation</u>

Provide the name of the Developer Non-Profit Corporation:

<u>Affordable Housing Solutions for Florida, Inc.</u>

First Principal Disclosure Level: Affordable Housing Solutions for Florida, Inc.

Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Executive Director	Fleming, Debra S.	Natural Person
2.	Officer/Director	Vermales, Pedro E	Natural Person
3.	Officer/Director	McPhillips, Jacqueline	Natural Person
4.	Officer/Director	Tempfer, Tara	Natural Person
5.	Officer/Director	David, Felicia	Natural Person
6.	<Select an option>		<Select an option>
7.	<Select an option>		<Select an option>
8.	<Select an option>		<Select an option>
9.	<Select an option>		<Select an option>
10.	<Select an option>		<Select an option>
11.	<Select an option>		<Select an option>
12.	<Select an option>		<Select an option>
13.	<Select an option>		<Select an option>
14.	<Select an option>		<Select an option>
15.	<Select an option>		<Select an option>
16.	<Select an option>		<Select an option>
17.	<Select an option>		<Select an option>
18.	<Select an option>		<Select an option>
19.	<Select an option>		<Select an option>
20.	<Select an option>		<Select an option>

Second Principal Disclosure Level: Affordable Housing Solutions for Florida, Inc.

Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
<Select a #>		<Select an option>		<Select an option>
<Select a #>		<Select an option>		<Select an option>
<Select a #>		<Select an option>		<Select an option>
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Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) as amended 06-2023

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Principal Disclosures for the Developer

<Select a #>	<Select an option>		<Select an option>
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<Select a #>	<Select an option>		<Select an option>
<Select a #>	<Select an option>		<Select an option>
<Select a #>	<Select an option>		<Select an option>
<Select a #>	<Select an option>		<Select an option>

Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) as amended 06-2023

Attachment D

Principal Disclosures for the Developer

Select the organizational structure for the Developer entity:

The Developer is a: <Select an option>

Provide the name of the Developer entity after selecting its organizational structure above.

<Insert name of corresponding Developer entity here>

First Principal Disclosure Level:

Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<Select an option>		<Select an option>
2.	<Select an option>		<Select an option>
3.	<Select an option>		<Select an option>
4.	<Select an option>		<Select an option>
5.	<Select an option>		<Select an option>
6.	<Select an option>		<Select an option>
7.	<Select an option>		<Select an option>
8.	<Select an option>		<Select an option>
9.	<Select an option>		<Select an option>
10.	<Select an option>		<Select an option>
11.	<Select an option>		<Select an option>
12.	<Select an option>		<Select an option>
13.	<Select an option>		<Select an option>
14.	<Select an option>		<Select an option>
15.	<Select an option>		<Select an option>
16.	<Select an option>		<Select an option>
17.	<Select an option>		<Select an option>
18.	<Select an option>		<Select an option>
19.	<Select an option>		<Select an option>
20.	<Select an option>		<Select an option>

Second Principal Disclosure Level:

Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
<Select a #>		<Select an option>		<Select an option>
<Select a #>		<Select an option>		<Select an option>
<Select a #>		<Select an option>		<Select an option>
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<Select a #>		<Select an option>		<Select an option>

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Principal Disclosures for the Developer

<Select a #>	<Select an option>	<Select an option>
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<Select a #>	<Select an option>	<Select an option>
<Select a #>	<Select an option>	<Select an option>

Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) as amended 06-2023

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Principal Disclosures for the Developer

Select the organizational structure for the Developer entity:

The Developer is a: <Select an option>

Provide the name of the Developer entity after selecting its organizational structure above.

<Insert name of corresponding Developer entity here>

First Principal Disclosure Level:

Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<Select an option>		<Select an option>
2.	<Select an option>		<Select an option>
3.	<Select an option>		<Select an option>
4.	<Select an option>		<Select an option>
5.	<Select an option>		<Select an option>
6.	<Select an option>		<Select an option>
7.	<Select an option>		<Select an option>
8.	<Select an option>		<Select an option>
9.	<Select an option>		<Select an option>
10.	<Select an option>		<Select an option>
11.	<Select an option>		<Select an option>
12.	<Select an option>		<Select an option>
13.	<Select an option>		<Select an option>
14.	<Select an option>		<Select an option>
15.	<Select an option>		<Select an option>
16.	<Select an option>		<Select an option>
17.	<Select an option>		<Select an option>
18.	<Select an option>		<Select an option>
19.	<Select an option>		<Select an option>
20.	<Select an option>		<Select an option>

Second Principal Disclosure Level:

Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
<Select a #>		<Select an option>		<Select an option>
<Select a #>		<Select an option>		<Select an option>
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Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) as amended 06-2023

Attachment D
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Principal Disclosures for the Developer

<Select a #>	<Select an option>	<Select an option>
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<Select a #>	<Select an option>	<Select an option>
<Select a #>	<Select an option>	<Select an option>

Attachment D
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Exhibit A to RFA 2022-201 Housing Credit Financing For Affordable Housing Developments Located In Medium And Small Counties

Unless stated otherwise, all information requested pertains to the Development proposed in this Application upon completion of the construction work.

Section 4.A.1.
Review of Attachments

Provide all attachments as required pursuant to the RFA. If it is determined that the attachments do not meet the RFA requirements or the Applicant submitted materially incorrect information in the Application, the Corporation may take any or all of the following actions, even if the Application was not selected for funding, was deemed ineligible, or was withdrawn: deem the Application ineligible, rescind the award, and consider all Principals of the Applicant to have made a material misrepresentation subject to Section 420.518, F.S.

Section 4.A.2
Demographic Commitment

Demographic Commitment: Elderly Non-ALF

Section 4.A.3
Applicant, Developer, Management Company and Contact Person

a. Applicant

(1) (a) Name of Applicant: Quincy at ACRUVA Communities, LLLP

(2) Provide the required documentation to demonstrate that the Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline as **Attachment 1**.

(3) Non-Profit Applicant Qualifications

Does the Applicant or the General Partner or managing member of the Applicant meet the definition of Non-Profit as set forth in Rule Chapter 67-48, F.A.C.?

Yes

To demonstrate that this definition is met, Applicants must meet the requirements in **both** (a) and (b) below.

(a) Material Participation

Provide all of the following as **Attachment 2** for **each** non-profit entity that makes up the Applicant:
• The Executive Director Certification of Non-Profit Entity Material Participation form (Rev. 09-22)

(b) Demonstration of Non-Profit entity qualifications

Provide the following documents for the Non-Profit entity:
(i) The IRS determination letter demonstrating that the Non-Profit is organized under section 501(c)(3) or 501(c)(4) of the Internal Revenue Code; and
(ii) The articles of incorporation demonstrating that one of the purposes of the Non-Profit entity is to foster low-income housing.

b. Developer Information

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

ACD-NRI Developers, LLC

(2) For each Developer entity listed in question (1) above (that is not a natural person, Local Government, or Public Housing Authority), provide, **as Attachment 3**, the required documentation demonstrating that the Developer is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.

Exhibit A to RFA 2022-201 Housing Credit Financing For Affordable Housing Developments Located In Medium And Small Counties

(3) Developer Experience

  (a) Required Developer Experience:

    At least one Developer entity named in (1) above must meet the Developer experience outlined in Section Four of the RFA.

Name of the natural person Principal with the required experience: **Daniel F. Acosta**

Name of Developer entity (for the proposed Development) for which the above individual is a Principal: **ACD-NRI Developers, LLC**

    (i) First completed affordable rental housing development that meets the experience requirement outlined in Section Four, A.3.b.(3)(a) of the RFA:

Name of Development: **St. Martin's Place**

Location (city and state): **Miami, FL**

Affordable Housing Program(s) that Provided Financing **Housing Credits**

Total Number of Units: **94**

Year Completed: (can be no earlier than 2012) **2015**

    (ii) Second completed affordable rental housing development that meets the experience requirement outlined in Section Four, A.3.b.(3)(a) of the RFA:

Name of Development: **Renaissance Square**

Location (city and state): **San Juan, PR**

Affordable Housing Program(s) that Provided Financing **Housing Credits**
If 'Other' is selected, enter the name of the program in the row below.

If 'Other' is selected above, enter the name of the program here.

Total Number of Units: **140**

Year Completed: (can be no earlier than 2002) **2018**

    (iii) Third completed affordable rental housing development that meets the experience requirement outlined in Section Four, A.3.b.(3)(a) of the RFA:

Name of Development: **Bayshore Village**

Location (city and state): **San Juan, PR**

Affordable Housing Program(s) that Provided Financing **Housing Credits**
If 'Other' is selected, enter the name of the program in the row below.

If 'Other' is selected above, enter the name of the program here.

Total Number of Units: **174**

Year Completed: (can be no earlier than 2002) **2019**

Exhibit A to RFA 2022-201 Housing Credit Financing For Affordable Housing Developments Located In Medium And Small Counties

c. **Principals Disclosure for the Applicant and for each Developer (5 points)**

(1) Eligibility Requirements

The Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) ("Principals Disclosure Form") must be uploaded with the Application and Development Cost Pro Forma, as outlined in Section Three of the RFA, and meet the requirements of Section Four of the RFA.

(2) Advance Review of Principals Disclosure Form (5 points)

Applicants will receive 5 points if the uploaded Principal Disclosure Form is either (a) stamped "Approved" at least 14 Calendar Days prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline.

(3) Priority Designation of Applications

Indicate whether this Application is designated as Priority I or Priority II. If no selection is made, the Application will be considered a Priority II Application.

Priority I

d. **Management Company**

(1) Contact Information

First Name:	Kerri
Last Name:	Toth
Name of Management Company:	Royal American Management Company, Inc.
Street Address:	1022 W. 23rd Street, Suite 300
City:	Panama City
State:	FL
Zip Code:	32405
Telephone (xxx)xxx-xxxx:	(850) 914-3253
Email Address:	kerri.toth@royalamerican.com

Middle Initial:

Telephone Extension:

(2) The Management Company named in (1) above must meet the experience outlined in Section Four of the RFA.

Name of the Management Company or a Principal of the Management Company with the required experience: Royal American Management Company, Inc.

(a) First completed affordable rental housing development that meets the management experience requirement outlined in Section Four of the RFA

Name of Development:	Holly Point
Location (city and state):	Holly Hill, FL
Currently Managing or Formerly Managed?	Currently Managing
Length of Time (number of years):	41
Total Number of Units:	126

(b) Second completed affordable rental housing development that meets the management experience requirement outlined in Section Four of the RFA

Name of Development:	The Reserve at Kanapaha Phase I
Location (city and state):	Gainesville, FL
Currently Managing or Formerly Managed?	Currently Managing
Length of Time (number of years):	22
Total Number of Units:	272

Exhibit A to RFA 2022-201 Housing Credit Financing For Affordable Housing Developments Located In Medium And Small Counties

e. Contact Person

   (1) Authorized Principal Representative contact information (required)

First Name: Daniel	Middle Initial: F.
Last Name: Acosta	
Organization: ACD-NCRF Developers, LLC	
Street Address: 806 S. Military Trail	
City: Deerfield Beach	
State: FL	
Zip Code: 33442	
Telephone (xxx)xxx-xxxx: (205) 501-4521	Telephone Extension:
Email Address: daniel.acosta@acruvacp.com	

This area intentionally left blank.

   (2) Operational Contact Person Information (optional)

First Name: Guy	Middle Initial: T.
Last Name: Kempe	
Organization: Neighborhood Renaissance, Inc.	
Street Address: 510 24th Street	
City: West Palm Beach	
State: FL	
Zip Code: 33407	
Telephone (xxx)xxx-xxxx: 561-832-6776	Telephone Extension: 100
Email Address: gtkempe@neighborhoodrenaissance.org	

Exhibit A to RFA 2022-201 Housing Credit Financing For Affordable Housing Developments Located In Medium And Small Counties

Section 4.A.4
General Proposed Development Information

a. **Name of the proposed Development:**   Cross Creek Gardens II

b. **Development Category**

   (1) Select the Development Category: New Construction

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

   This area intentionally left blank.

   Does the Unit Characteristics Chart below demonstrate that at least 50 percent of the total units consist of new construction?   **Yes**

   This area intentionally left blank.

   Does the proposed Development's criteria qualify it for the Development Category selected above?   **Yes**

   (3) Rental Assistance (RA) Level

   (a) Development Category Qualification Letter

         If applicable, provide the Development Category Qualification Letter provided as **Attachment 4** and using the criteria described in Section Four.

   (b) Calculating the RA Level

         Using the information provided in the Development Category Qualification Letter, complete the following information which will be used by the Corporation to calculate the Rental Assistance (RA Level):

         State the Year Built:

         PBRA:

         ACC:

         Other form of federal long-term rental assistance*:   Identify Other: <select one>

         Effective only for New Construction and Rehabilitation (with or without Acquisition) Development Categories

         This Application qualifies for RA Level 6.

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

Quincy at ACRUVA Communities, LLLP

First Principal Disclosure Level:

Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	General Partner	Neighborhood Renaissance, Inc.	Non-Profit Corporation
2.	Non-Investor LP	Quincy 2022 I Member, LLC	Limited Liability Company
3.	Investor LP	ACRUVA Community Developers, LLC (Placeholder)	Limited Liability Company

Second Principal Disclosure Level:

Quincy at ACRUVA Communities, LLLP

Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
1. (Neighborhood Renaissance, Inc	1.A.	Executive Director	Murray, Terri	Natural Person
1. (Neighborhood Renaissance, Inc	1.B.	Officer/Director	Flick, Carl A.	Natural Person
1. (Neighborhood Renaissance, Inc	1.C.	Officer/Director	Hyatt, Julie	Natural Person
1. (Neighborhood Renaissance, Inc	1.D.	Officer/Director	Starkey, Bette Anne	Natural Person
1. (Neighborhood Renaissance, Inc	1.E.	Officer/Director	Eichner, Joey Aaron	Natural Person
1. (Neighborhood Renaissance, Inc	1.F.	Officer/Director	Banks, Cheryl	Natural Person
1. (Neighborhood Renaissance, Inc	1.G.	Officer/Director	Bayol, Jean	Natural Person
1. (Neighborhood Renaissance, Inc	1.H.	Officer/Director	Coppage, Timothy	Natural Person
1. (Neighborhood Renaissance, Inc	1.I.	Officer/Director	Peterson Mcneal, Diane	Natural Person
1. (Neighborhood Renaissance, Inc	1.J.	Officer/Director	Torres, Maricela	Natural Person
2. (Quincy 2022 I Member, LLC)	2.A.	Manager	ACRUVA Holdings, LLC	Limited Liability Company
2. (Quincy 2022 I Member, LLC)	2.B.	Member	ACRUVA Holdings, LLC	Limited Liability Company

Third Principal Disclosure Level:

Quincy at ACRUVA Communities, LLLP

Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified	Third Level Entity #	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be either a Natural Person or a Trust	The organizational structure of Third Level Principal identified Must be either a Natural Person or a Trust
2.A. (ACRUVA Holdings, LLC)	2.A.(1)	Manager	Acosta, Daniel	Natural Person
2.A. (ACRUVA Holdings, LLC)	2.A.(2)	Member	Acosta, Daniel	Natural Person
2.A. (ACRUVA Holdings, LLC)	2.A.(3)	Member	Babcock, Tim	Natural Person
2.B. (ACRUVA Holdings, LLC)	2.B.(1)	Manager	Acosta, Daniel	Natural Person
2.B. (ACRUVA Holdings, LLC)	2.B.(2)	Member	Acosta, Daniel	Natural Person
2.B. (ACRUVA Holdings, LLC)	2.B.(3)	Member	Babcock, Tim	Natural Person

Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019)

**Attachment F
Page 1 of 2**

Principal Disclosures for the Developer

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

ACD-NRI Developers, LLC

First Principal Disclosure Level:

ACD-NRI Developers, LLC

Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Manager	ACRUVA Community Developers, LLC	Limited Liability Company
2.	Member	ACRUVA Community Developers, LLC	Limited Liability Company
3.	Member	Neighborhood Renaissance, Inc.	Non-Profit Corporation

Second Principal Disclosure Level:

ACD-NRI Developers, LLC

Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified	Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
1. (ACRUVA Community Developer	1.A.	Manager	ACRUVA Holdings, LLC	Limited Liability Company
1. (ACRUVA Community Developer	1.B.	Member	ACRUVA Holdings, LLC	Limited Liability Company
2. (ACRUVA Community Developer	2.A.	Manager	ACRUVA Holdings, LLC	Limited Liability Company
2. (ACRUVA Community Developer	2.B.	Member	ACRUVA Holdings, LLC	Limited Liability Company
3. (Neighborhood Renaissance, Inc	3.A.	Executive Director	Murray, Terri	Natural Person
3. (Neighborhood Renaissance, Inc	3.B.	Officer/Director	Flick, Carl A.	Natural Person
3. (Neighborhood Renaissance, Inc	3.C.	Officer/Director	Hyatt, Julie	Natural Person
3. (Neighborhood Renaissance, Inc	3.D.	Officer/Director	Starkey, Bette Anne	Natural Person
3. (Neighborhood Renaissance, Inc	3.E.	Officer/Director	Eichner, Joey Aaron	Natural Person
3. (Neighborhood Renaissance, Inc	3.F.	Officer/Director	Banks, Cheryl	Natural Person
3. (Neighborhood Renaissance, Inc	3.G.	Officer/Director	Bayol, Jean	Natural Person
3. (Neighborhood Renaissance, Inc	3.H.	Officer/Director	Coppage, Timothy	Natural Person
3. (Neighborhood Renaissance, Inc	3.I.	Officer/Director	Peterson Mcneal, Diane	Natural Person
3. (Neighborhood Renaissance, Inc	3.J.	Officer/Director	Torres, Maricela	Natural Person

Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019)

Attachment F
Page 2 of 2

Scoring Items	Contributor/ Reporter	Report these to RCM (such as "All Met" or "All Met with the following exception(s)"	Also, scorer will be asked questions at the RCM...
Development Name			
Points Items			
3.c.(2) Submission of Principal Disclosure Form that is either (a) stamped "Approved" at least 14 Calendar Days prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline (5 points)	Mitch	ALL MET EXCEPT	068C 069C N/A
Eligibility Requirements			
3.a.(1) Name of Applicant provided		ALL MET	N/A
3.a.(2) Evidence Applicant is a legally formed entity provided		ALL MET	N/A
3.b.(1) Name of Each Developer provided		ALL MET	N/A
3.b.(2) Evidence that each Developer entity is a legally formed entity provided	Mitch	ALL MET	N/A
3.b.(3)(a) Developer Experience Requirement met		ALL MET EXCEPT	N/A 036C/068C/069C
3.c.(1) Principals for Applicant and Developer(s) Disclosure Form provided and meets requirements		ALL MET EXCEPT 068C/N/A 069C	
3.d.(1) Management Company contact information provided		ALL MET	N/A
3.d.(2) Prior Management Company Experience requirement met		ALL MET	N/A
3.e.(1) Authorized Principal Representative provided and meets requirements		ALL MET	N/A

Handwritten margin notes: POINTS { (bracket by Points Items); DEV. EXP — ; ELIGIBILITY (bracket by Eligibility)

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2023-036C   CROSS CREEK Gardens II

2023-068C   Summit AT PUNTA GORDA

2023-069C   Summit AT ROTONDA