

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

NORTHSIDE PROPERTY III, LTD.,

Petitioner,

FHFC Case No.: 2019-106BP

vs.

RFA 2019-102

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

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

Petitioner Northside Property III, Ltd. ("Petitioner" or "Northside III") files this Amended Formal Written Protest and Petition for Administrative Hearing ("Petition")¹ pursuant to section 120.57(3), Florida Statutes, and rules 67-60.009 and 28-110.004, Florida Administrative Code. This Petition challenges the intended decision of Respondent Florida Housing Finance Corporation ("Florida Housing") to award funding to Sierra Bay Partners, Ltd. (Application No. 2020-040DB) ("Sierra Bay") and Solaris Apartments, Ltd. (Application No. 2020-039D) in connection with Request for Applications ("RFA") 2019-102, Community Development Block Grant-Disaster Recovery (CDBG-DR) to be used in Conjunction with Tax-Exempt MMRB and Non-Competitive Housing Credits in Counties Deemed Hurricane Recovery Priorities. This petition also challenges the preliminary determination by Florida Housing, in connection with the same RFA, that

¹ In this Amended Petition, Northside III has eliminated a challenge to Brisas del Este Apartments, LLC (Application No. 2020-056D) and has added additional arguments related to Sierra Bay Partners, Ltd. (Application No. 2020-040DC). Additionally, this Amended Petition includes a new challenge to Solaris Apartments, Ltd. (Application No. 2020-039D), based on arguments that were raised in other petitions filed on December 30, 2019, in connection with RFA 2019-102.

Homestead 26115, LLC (Application No. 2020-045DB) (“Beacon Place”) submitted an Application that was eligible for funding.

I. Parties

1. Petitioner is a legally formed entity qualified to do business in Florida that applied for funding pursuant to the RFA. Petitioner sought funding in connection with the proposed new construction of a 200-unit, high-rise apartment complex called Northside Transit Village III in Miami-Dade County, Florida. For purposes of this proceeding, Petitioner’s address, telephone number, and email address are those of its undersigned counsel. Petitioner is represented by Donna E. Blanton of the Radey Law Firm, 301 S. Bronough Street, Suite 200, Tallahassee, Fla. 32301; 850-425-6654 (phone); 850-425-6694 (fax); dblanton@radeylaw.com.

2. 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 Petitioner’s application is 2020-024D.

II. Notice

3. Petitioner received notice of Florida Housing’s intended decision to award funding pursuant to the RFA on December 13, 2019, when Florida Housing’s Board of Directors approved the recommendation of its Review Committee, which previously had recommended certain applicants for funding. A copy of the notice posted on the Florida Housing website concerning the Board action is attached as **Exhibit A (RFA 2019-102 Board Approved Preliminary Awards)**. Petitioner was determined to be eligible for funding, but was not among those recommended for funding.

4. Petitioner timely filed a notice of intent to protest on December 18, 2019. A copy of that notice is attached as **Exhibit B**.

III. Background

5. 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. RFA 2019-102 proposes to award an estimated \$76 million in Community Development Block Grant – Disaster Recovery (CDBG-DR) Program funding in areas impacted by Hurricane Irma and in areas that experienced a population influx because of migration from Puerto Rico and the U.S. Virgin Islands as a result of Hurricane Irma; an estimated \$66 million for construction of new affordable rental housing (Development Funding); plus an additional \$10 million for acquiring land that will be held in perpetuity (Land Acquisition Program Funding). All proposed Developments are required to help address the unmet Workforce Housing need in specified areas impacted by the storm.

6. Florida Housing has the responsibility and authority to establish procedures for allocating and distributing various types of funding for affordable housing. In accordance with that authority, Florida Housing has adopted chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs. Applicants for funding pursuant to RFA 2019-102 are required to comply with provisions of the RFA.

7. The RFA was issued on July 30, 2019. It establishes a series of mandatory eligibility requirements, as well as a detailed process of selecting Applicants for funding. *See* RFA, pp. 57-63 (§ Five A. and B.). Applicants that do not meet the identified “Eligibility Items” on pages 57-58 of the RFA cannot be selected for funding.

8. The RFA also awarded five points to each Applicant that submitted a Pre-Approved Principal Disclosure Form to Florida Housing. Because many Applicants often achieve the

maximum number of points and meet the mandatory eligibility requirements, the RFA sets forth a series of tie-breakers to determine which Applications will be awarded funding. These are:

1. Application Sorting Order

All eligible Priority I Applications will be ranked by sorting the Applications as follows, followed by Priority II Applications, then by Priority III Applications:

- a. First, by the points achieved;
- b. Next, by the Resiliency Preference outlined in Section Four, A.4.d, with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- c. Next, by the Federal Funding Experience Preference outlined in Section Four, A.3.b.(4), with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- d. Next, by the Proximity Funding Preference outlined in Section Four, A.5.d., with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- e. Next, by the Application's Leveraging Level which is outlined in Item 3 of Exhibit C of the RFA (with Applications that have a lower Leveraging Level listed above Applications with a higher Leveraging Level);
- f. By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- g. Finally, by lottery number, with Applications that have a lower lottery number listed above Applications with a higher lottery number.

RFA, pp. 60-61 (§ Five B.1.).

9. The RFA also established a goal to fund two Priority I Applications that requested and are eligible for Land Acquisition Program Funding. RFA, p. 61 (§ Five B.2.). Additionally, the RFA creates a "funding test," which provides:

Priority I Applications that requested Development Funding and Land Acquisition

Funding will meet the Funding Test by meeting either of the following conditions:

- There is enough Development Funding available to fully fund the Eligible Development Funding Request Amount and there is enough Land Acquisition Program Funding available to fully fund the Eligible Land Acquisition Program Funding Request Amount. The Development Funding request amount will be deducted from the total amount of Development Funding available in this RFA and the Land Acquisition Program Funding will be deducted from the total amount of Land Acquisition Program Funding available in this RFA; or
- There is not enough Land Acquisition Program Funding to fully fund an eligible unfunded Priority I Application's Land Acquisition Program Funding request amount, but the total request in funding is \$8 million or less, and either there is enough funding in the Development Program Funding, or there is enough funding in a combination of the remaining Land Acquisition Program Funding and the Development Program Funding to fully fund the Application. The remaining balance of Land Acquisition Program Funding, if any, will be awarded and the remaining balance of the request amount will be deducted from the total amount of Development Funding available in this RFA.

All other Applications that only requested Development Funding will meet the Funding Test only if there is enough Development Funding available to fully fund the Eligible Development Funding Request Amount; however, no more than 20 percent of the Development Funding will be awarded to Priority III Applications.

RFA, pp. 61-62 (§ Five B.3.). The RFA also imposes a County Award Tally, which establishes a procedure to ensure that funding is not concentrated in any one county. RFA, p. 62 (§ Five B.4.).

10. Florida Housing received 44 applications in response to the RFA, of which 34 were found to be eligible for funding. *See Exhibit C, RFA 2019-102 – Board Approved Scoring Results.*

11. Florida Housing's Review Committee for the RFA met on November 13, 2019. Its recommendations were approved by the Florida Housing Board of Directors on December 13, 2019. *See Exhibit A.*

IV. Substantial Interests Affected

12. Petitioner's substantial interests are affected because Sierra Bay and Solaris were improperly recommended for funding, and Beacon Place should have been found ineligible for funding. If Florida Housing had properly determined that these three Applications were ineligible, Northside III would have been eligible for funding based on the Selection Process outlined above.

Sierra Bay and Solaris

13. The RFA provides that the land for all proposed Priority I Applications must be owned by a Local Government, Public Housing Authority, Land Authority, or Community Land Trust. *See* RFA, p. 9 (§ Four A.3.a.(iii)). If a Community Land Trust is the land owner, the Community Land Trust must demonstrate that it qualifies as a Community Land Trust by providing the following in Attachment 2 to the Application:

- The Community Land Trust must provide its Articles of Incorporation or Bylaws demonstrating it has existed since June 28, 2018 or earlier and that a purpose of the Community Land Trust is to provide or preserve affordable housing; and
- The Community Land Trust must provide a list that meets one of the following criteria to demonstrate experience of the Community Land Trust with owning property: (i) at least two parcels of land that the Community Land Trust currently owns; or (ii) one parcel of land that the Community Land Trust owns, consisting of a number of units that equals or exceeds at least 25 percent of the units in the proposed Development.

RFA, p. 9 (§ Four A.3.a.(1)(a)(iii)).

14. Sierra Bay and Solaris, both of which submitted Priority I Applications seeking Land Acquisition Program Funding, identified Residential Options of Florida, Inc. ("ROF"), as the Community Land Trust that owns the land. Sierra Bay and Solaris provided identical material in Attachment 2 to their Applications that purportedly demonstrates that the Community Land

Trust satisfies the necessary requirements. See **Exhibit D** (Sierra Bay’s Attachment 2).² However, the documentation does not satisfy the RFA’s requirements.

15. Although ROF was formed before June 28, 2018 (in 2014), its Articles of Incorporation do not state that the purpose of the entity is to provide or preserve affordable housing. See **Exhibit D** (pp. 19-20) (exhibit pages numbered by the undersigned for convenient reference). On September 3, 2019, ROF merged with Roof Housing Trust, Inc. (RHT), a non-profit entity that was formed on July 17, 2017. RHT’s Articles of Incorporation state that its purpose is to acquire land “*for the primary purpose of providing affordable housing for people with developmental disabilities*” . . . (Emphasis supplied). See **Exhibit D** (p. 21). On September 20, 2019, ROF amended and restated its Articles of Incorporation to include that a purpose of the Community Land Trust is to provide affordable housing and preserve the affordability of housing for low-income or moderate-income people, including people with disabilities, in perpetuity. See **Exhibit D** (p. 17). However, this amendment was beyond the deadline of June 28, 2018, established in the RFA. Neither ROF nor RHT were valid Community Land Trusts on or before June 28, 2018, nor did either of their Articles of Incorporation state that their purpose was to provide or preserve affordable housing. Consequently, Sierra Bay’s and Solaris’s Applications do not meet the RFA requirement that “[t]he Community Land Trust must provide its Articles of Incorporation or Bylaws demonstrating it has existed since June 28, 2018 or earlier and that the purpose of the Community Land Trust is to provide or preserve affordable housing . . .” (Emphasis supplied).

² Solaris’s Attachment 2 is identical to Sierra Bay’s Attachment 2 with the exception of the page from the Florida Secretary of State demonstrating that the particular Applicant is a legally formed entity. For ease of reference, only the Attachment 2 from Sierra Bay is attached.

16. Sierra Bay's and Solaris's Community Land Trust also may not meet the experience requirement in the RFA. The Applicants list two developments on their Experience Chart, Independence Place and Liberty Place, both purportedly located in Immokalee, Florida. *See Exhibit D* (p. 23). The undersigned has been unable to find any information about Liberty Place. If the Community Land Trust owns just one parcel of land (Independence Place), then it must consist of a number of units that equal or exceeds at least 25 percent of the units in the proposed Development. Given that Sierra Bay proposes a 120-unit, new garden-style multi-family development in connection with the RFA, and Solaris proposes a 78-unit high rise multi-family development, it does not appear that the Community Land Trust meets this alternate experience requirement either.

17. Sierra Bay and Solaris also fail to meet the RFA's site control requirements for Priority I Applicants seeking Land Acquisition Program Funding because the land owner, ROF, does not qualify as a Community Land Trust. The RFA provides as follows:

Site Control

The properly executed Site Control Certification form (Form Rev. 08-18) must be provided as **Attachment 7** to demonstrate site control as of Application Deadline. Attached to the form must be documents that meet the conditions outlined below. The Site Control Certification form is provided on the RFA Website.

Note: The Corporation will not review the site control documentation that is submitted with the Site Control Certification form during the scoring process unless there is a reason to believe that the form has been improperly executed, nor will it in any case evaluate the validity or enforceability of any such documentation. During scoring, the Corporation will rely on the properly executed Site Control Certification form to determine whether an Applicant has met the requirement of this RFA to demonstrate site control. The Corporation has no authority to, and will not, evaluate the validity or enforceability of any eligible site control documentation that is attached to the Site Control Certification form during the scoring

process. During credit underwriting, if it is determined that the site control documents do not meet the above requirements, the Corporation may rescind the award.

Priority I Applications seeking Land Acquisition Program Funding Requirements

The land must be affordable into Perpetuity. This RFA provides funding to purchase land. .Note: There is no guarantee of funding, even for Applicants that are selected for funding. To be eligible for funding, other conditions such as an environmental review and approval during credit underwriting, among others, must be met.

Land Acquisition Program Funding for the future purchase of land

(1) The Site Control documentation must include an eligible contract with a Local Government, Public Housing Authority, Land Authority, or Community Land Trust as the buyer. An eligible contract must meet all of the following conditions:

(a) It must have a term that does not expire before February 29, 2020 or that contains extension options exercisable by the purchaser and conditioned solely upon payment of additional monies which, if exercised, would extend the term to a date that is not earlier than February 29, 2020;

(b) It must specifically state that the buyer's remedy for default on the part of the seller includes or is specific performance;

(c) The purchase price must be included;

(d) The buyer must be the Local Government, Public Housing Authority, Land Authority, or Community Land Trust (designated "Land Owner"); and

(e) The owner of the subject property must be the seller, or is a party to one or more intermediate contracts, agreements, assignments, options, or conveyances between or among the owner, the Applicant, or other parties, that have the effect of assigning the owner's right to sell the property to the seller. Any intermediate contract must meet the criteria for an eligible contract in (a) through (d) above.

(2) The Site Control documentation must include an appraisal demonstrating that the appraised value of the land meets or exceeds the purchase price. The purchase price must be based on the post-disaster value of the land, consistent with applicable cost principals. The pre-disaster value may not be used. The Corporation may seek a re-appraisal by an independent third party if needed. If the appraisal demonstrates that the purchase price exceeds the fair market value, the only land costs that can be included in the Total Development Cost or awarded through Land Acquisition Program Funding will be the appraised value, which will be confirmed in credit underwriting;

(3) The Site Control documentation must also include a lease between the Land Owner and the Applicant entity. The lease payments must equal \$10 a year or less plus any administrative or maintenance fees not to exceed \$10 per unit per year, plus taxes and insurance. The lease must have an unexpired term of at least 50 years after the Application Deadline.

See RFA, pp. 32-33 (§ Four A.7.a.) (Emphasis supplied). Because the “land owner” is not a qualified Community Land Trust, Sierra Bay and Solaris cannot satisfy the highlighted provisions relating to site control.

18. Moreover, the Simple Form Purchase Agreement submitted by Sierra Bay as part of its site control documentation does not meet the requirements of an “eligible contract,” in that it does not “specifically state that the buyer’s remedy for default on the part of the seller includes or is specific performance.” RFA, p. 33 (§ Four A.7.a.(1)(b)). *See Exhibit E* (Simple Form Purchase Agreement between Sierra Bay Apartments, Ltd. and Residential Options of Florida, Inc.)

19. A mandatory requirement of the RFA is that Applicants must provide evidence of site control. RFA, p. 58. Applicants who do not do so are ineligible for funding.³

³ Petitioner is aware of the provision of the RFA quoted above stating that “[t]he Corporation will not review the site control documentation that is submitted with the Site Control Certification form during the scoring process unless there is a reason to believe that the form has been improperly executed, nor will it in any case evaluate the validity or enforceability of any such documentation.” However, each Applicant must complete a Site Control Certification Form, under

20. Both Sierra Bay and Solaris should have been found ineligible for funding because their Applications do not meet the RFA's Community Land Trust requirements, which also causes them to fail site control. Additionally, Sierra Bay should be found ineligible because it submitted an inaccurate Site Control Certification Form at Attachment 7 to its Application.

Beacon Place

21. Applicants earn "proximity points" in their Applications based on their proximity to transit services and community services, such as a grocery store, public school, medical facility, or pharmacy. RFA, pp. 22-24 (§ Four A.5.e.). In order to be eligible for funding, all Large County Applications must achieve at least two Transit Service Points and at least 10.5 Total Proximity Points.⁴ *Id.* The number of points awarded vary based on how far away the Development is from the particular service.

22. In an effort to receive six Transit Service Points (*see* RFA, p. 93 (Exhibit C) (scoring charts for Public Rail Station, Public Bus Transfer Stop, or Public Bus Rapid Transit Stop)), Beacon Place stated in its Application that it is 0.28 miles from a Public Bus Rapid Transit Stop. *See Exhibit F.*

23. A "Public Bus Rapid Transit Stop" is defined in the RFA in relevant part as "[a] fixed location at which passengers may access public transportation via bus. The Public Bus Rapid Transit Stop must service at least one bus that travels at some point during the route in either a lane or corridor that is exclusively used by buses, and the Public Bus Rapid Transit Stop must

penalties of perjury, that it has an Eligible Contract that includes the terms set forth in Section Four A.7.a. of the RFA. Sierra Bay's site control documentation does not comply with the RFA, and Sierra Bay's Site Control Certification Form was false at the time it was executed.

⁴ These point totals are for Applicants that do not qualify for the PHA Proximity Point Boost. Beacon Place states in its Application that it does not qualify for this point boost.

service at least one route that has scheduled stops at the Public Bus Rapid Transit Stop at least every 20 minutes during the times of 7am to 9am and also during the times of 4 pm to 6 pm Monday through Friday, excluding holidays, on a year round basis.” (Emphasis supplied). *See* RFA, pp. 80-81 (Exhibit B).

24. The latitude and longitude coordinates Beacon Place identified in the Application for its Public Bus Rapid Transit Stop correlate to the Southbound access point of the Busway and 264th Street. *See Exhibit G*. However, that stop does not meet the definition of “Public Bus Rapid Transit Stop” because there is a 25-minute gap between buses within the 7 am to 9am timeframe. *See Exhibit G*. The RFA requires that a bus arrive at the selected stop at least every 20 minutes during the 7 a.m. to 9 a.m. timeframe. Thus, Beacon Place should have received zero Transit Proximity Points and is, therefore, ineligible for funding for failure to achieve the minimum number of two Transit Proximity Points.

25. Beacon Place also sought four proximity points for its proximity to a public school, identified as Miami Douglas Macarthur South Senior High School: 13990 SW 264th St, Homestead, FL 33032 (“Macarthur”). *See Exhibit H*. Beacon Place stated in its Application that the school is 0.32 miles from the proposed Development.

26. The RFA defines “Public School” in relevant part as “[a] public elementary, middle, junior and/or high school, where the principal admission criterion is the geographic proximity to the school. This may include a charter school, if the charter school is open to appropriately aged children in the radius area who apply, without additional requirements for admissions such as passing an entrance exam or audition, payment of fees or tuition, or demographic diversity considerations.” RFA, pp. 81-82 (Exhibit B) (emphasis supplied).

27. The school selected by Beacon Place does not meet the definition of Public School in the RFA. According to the school's website, https://www.miamimacsouth.net/apps/pages/index.jsp?uREC_ID=343120&type=d, school district approval is required to attend the school. Based on the website, the school appears to primarily serve students who have been removed from their home school and assigned to Macarthur. A review of the attendance zones on the Miami-Dade County School Board's website shows that the school selected by Beacon Place does not appear when Beacon Place's address is typed into the search engine, further confirming that students who live near the school may not attend absent special district approval. <http://www.dadeschools.net/guidek-12/default.asp> Because the school selected by Beacon Place does not meet the definition of Public School in the RFA, Beacon Place should have received no proximity points for a Public School.

28. Without six Transit Service Points and four proximity points for a Public School, Beacon Place fails to achieve the required minimum Total Proximity Points (10.5) that must be achieved to be eligible for funding in a Large County. Assuming the remaining community services identified by Beacon Place are valid, Beacon Place would achieve just 8 points, 2.5 points short of the required minimum. Thus, Beacon Place is ineligible for funding.

V. Disputed Issues of Material Fact and Law

29. Disputed issues of material fact and law include, but may not be limited to:
- a. Whether the Community Land Trust selected by Sierra Bay and Solaris meets the RFA's requirements for a Community Land Trust;
 - b. Whether the Community Land Trust selected by Sierra Bay and Solaris can demonstrate that its purpose on or before June 28, 2018, was "to provide or preserve affordable housing";

- c. Whether the Community Land Trust selected by Sierra Bay and Solaris satisfies the experience requirements in the RFA;
- d. Whether the site control documentation submitted by Sierra Bay and Solaris meets the requirements of the RFA because the land owner does not qualify as a Community Land Trust;
- e. Whether the Simple Form Purchase Agreement found at Sierra Bay's Attachment 7 satisfies the RFA's site control requirements relating to an "eligible contract";
- f. Whether Beacon Place is entitled to 6 Transit Proximity Points;
- g. Whether Beacon Place is entitled to 4 Proximity Points for proximity to a public school;
- h. Whether Sierra Bay's Application complied with all requirements of the RFA;
- i. Whether Solaris's Application complied with all requirements of the RFA;
- j. Whether Beacon Place's Application complied with all requirements of the RFA;
- k. Whether Florida Housing's Preliminary Awards and Approved Scoring Results are contrary to the agency's governing statutes, the agency's rules or policies, or the solicitation specifications; and
- l. Whether Florida Housing's Preliminary Awards and Approved Scoring Results are clearly erroneous, contrary to competition, arbitrary, or capricious.

VI. Statement of Ultimate Facts

30. Ultimate facts alleged are that Sierra Bay, Solaris, and Beacon Place are ineligible for funding. As a result of such determinations of ineligibility, Northside III should be found to be eligible for funding.

VII. Right to Amend

31. Petitioner specifically reserves the right to amend this Amended Petition as additional information is developed through discovery or through the review of public records.

VIII. Statutes and Rules that Entitle Petitioner to Relief

32. Statutes and rules entitling Petitioner to Relief are Part V of chapter 420, Florida Statutes; sections 120.569 and 120.57, Florida Statutes; and Chapters 67-21, 67-60, 67-53, 28-106, and 28-110, Florida Administrative Code.

IX. Demand for Relief

33. Petitioner respectfully requests that:

a. Florida Housing schedule a meeting with Petitioner to discuss resolution of this protest within seven business days, as required by section 120.57(3)(d)1., Florida Statutes;

b. 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 determining that Florida Housing should find that Sierra Bay, Solaris, and Beacon Place are ineligible for funding; and that Northside III is eligible for funding; and

d. That Florida Housing adopt the Recommended Order of the ALJ as a Final Order.

Respectfully submitted this 7th day of January,

2020.

/s/ Donna E. Blanton

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COUNSEL FOR NORTHSIDE PROPERTY III,
LTD.

CERTIFICATE OF SERVICE

I 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, and a copy sent via email to the following this 7th day of January, 2020:

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*Counsel for Berkeley Landing, Ltd. And Berkeley
Landing Developer, LLC*

/s/ Donna E. Blanton
Donna E. Blanton

RFA 2019-102 Board Approved Preliminary Awards

Total Development Funding Available	55,000,000.00
Total Development Funding Allocated	53,943,806.82
Funding needed for Land Acquisition Requests	7,302,601.48
Total Development Funding Balance Remaining	751,792.00

Total Land Acquisition Program Funding Available	10,000,000.00
Total Land Acquisition Program Funding Allocated	11,304,801.18
Land Acquisition Request funded through Dev. Funding	12,804,801.18
Total Land Acquisition Program Funding Remaining	-

Total CDBG-DR Funding Available	7,000,000.00
Total CDBG-DR Funding Allocated	73,248,208.00
Total CDBG-DR Funding Remaining	731,792.00

All Applications

Applicant Name	Name of Development	County	Name of Authorized Principal, or Representative	Land Owner	Land Acquired for Program (Request Amount)	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Funding Total (Mill)	County Award Tally	Priority Level	Total Points	Resiliency Preference	Federal Funding Preference	Priority Funding Preference	Lowering Levels	Funding Job Creation Preference	Score Number
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See List of two Priority 1 Applications that requested and are eligible for Land Acquisition Program Funding

2019-01049	Sagecroft Crossing II	Alachua	Anne Casco	Florida Beach Housing Authority	4,449,890.00	9,100,000.00	5,449,890.00	Y	1	1	8	Y	Y	Y	1	Y	47
2020-04005	Swan Bay	Manatee	Mark A. Niles	Residential Options of Florida, Inc.	4,500,000.00	5,800,000.00	6,950,000.00	Y	1	1	5	Y	Y	Y	2	Y	14

Remaining Priority 1 Applications

2019-01026	Camas of Cape Coral	Lee	Michael Allan	Lee County Housing Authority	950,000.00	4,663,216.63	5,613,216.63	Y	1	1	5	Y	Y	Y	1	Y	2
2020-01016	Bayshore Oaks Phase Two	Orange	Patricia McDonald Rhodes	Bright Community Trust, Inc.	154,611.16	5,543,085.41	5,730,000.00	Y	1	1	5	Y	Y	Y	1	Y	13
2020-01015	Windsor	Hickman	Larry Moore	Housing Authority of the City of James, Florida		4,000,000.00	4,000,000.00	Y	1	1	5	Y	Y	Y	1	Y	1
2020-04008	Southgate	Collier	Christopher Shear	Collier County		2,800,000.00	2,800,000.00	Y	1	1	5	Y	Y	Y	1	Y	27
2020-01024	Pokey Point	Polk	Oscar Sol	City of Lakeland		2,800,000.00	2,800,000.00	Y	1	1	5	Y	Y	Y	1	Y	35
2020-01014	Star Sky Landing	Sevier	Shawn Wilson	Sevier County		2,000,000.00	2,000,000.00	Y	1	1	5	Y	Y	Y	1	Y	15
2020-01010	Woodland Central Village II	Manatee	Kenneth Ayler	Manatee County		3,900,000.00	3,900,000.00	Y	2	1	5	Y	Y	Y	1	Y	6
2020-01050	Seas Apartments	Broward	Mark M. Madis	Residential Options of Florida, Inc.	4,571,000.00	3,429,000.00	7,900,000.00	Y	2	1	5	Y	Y	Y	1	Y	40
2020-01011	East Pointe Place Phase II	Lee	Alberto Mico, Jr.	Housing Authority of the City of Fort Myers		4,680,000.00	4,680,000.00	Y	2	1	5	Y	Y	Y	1	Y	36
2020-01012	Water Garden II	Manatee	Mark A. Madis	Manatee County		3,175,000.00	3,175,000.00	Y	3	1	5	Y	Y	Y	1	Y	16

On December 11, 2020, the Board of Directors of the Housing Finance Corporation approved the twelve Council Members and staff recommendations to select two Priority 1 Applications for funding and make the Applications to enter credit process with:

Anytime credit Applications provide a notice of protest and a formal written protest in accordance with section 170.01(2), Fla. Stat., Rule Chapter 28.010, F.A.C., and Rule 60.90-030, F.A.C. Failure to file a protest within the deadlines listed in Section 170.01(2) F.A.C. shall constitute a waiver of protesting under Chapter 130, Fla. Stat.





PHONE (850) 425-6654 FAX (850) 425-9894 WEB WWW.RADEYLAW.COM
MAIL POST OFFICE BOX 15967 | TALLAHASSEE, FL 32302 | OFFICE 331 SOUTH SHORLICK PLACE, STE. 200 | TALLAHASSEE, FL 32301

December 18, 2019

Via Electronic Filing

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

Re: Notice of Intent to Protest, RFA 2019-102, 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. 2020-024D, Northside Property III, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on December 13, 2019, concerning Request for Applications ("RFA") 2019-102, Community Development Block Grant-Disaster Recovery (CDBG-DR) to be used in Conjunction with Tax-Exempt MMRB and Non-Competitive Housing Credits in Counties Declared Hurricane Recovery Priorities.

A copy of the Board's preliminary awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the scoring results approved by the Board, 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,

Donna E. Blanton



RFA 2019-102 Board Approved Preliminary Awards

Total Development Funding Available	55,000,000.00
Total Development Funding Allocated	63,543,626.82
Funding needed for Land Acquisition Requests	1,304,801.18
Total Development Funding Balance Remaining	751,752.00

Total Land Acquisition Program Funding Available	10,000,000.00
Total Land Acquisition Program Funding Allocated	11,304,801.18
Land Acquisition Requests funded through Dev. Funding	1,304,801.18
Total Land Acquisition Program Funding Remaining	

Total CDBG-DR Funding Available	26,000,000.00
Total CDBG-DR Funding Allocated	15,248,354.00
Total CDBG-DR Funding Remaining	751,752.00

All Applications:

Applicant Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Land Acquiring Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development)	Funding Type	County Awarded	Priority Level	Termination Points	Residency Preference	Federal Funding Preference	Priority Funding Preference	Leveraging Level	Job/Job Creation Preference	Lottery Number
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Goal to fund two Priority 1 Applications that requested and are eligible for Land Acquisition Program Funding

2020-0408	George Crossings II	Franklin	Arto Castro	Doris Bank Housing Authority	3,391,990.00	3,190,000.00	5,489,990.00	Y	1	1	3	Y	Y	1	Y	41
2020-0409	Stony Hill	Miami-Dade	Maria S. Modes	Options of Florida, Inc.	3,300,000.00	3,650,000.00	6,950,000.00	Y	1	1	5	Y	Y	2	Y	14

Remaining Priority 1 Applications

2020-01802	Timber of Lake Park	Lee	Michael Allen	Lee County Housing Authority	950,000.00	4,681,000.00	5,631,000.00	Y	1	3	2	Y	Y	3	Y	2
2020-05503	Perrine Golf Course	Orange	Fauld McDonald Rhodes	Sight Community Trust, Inc.	154,611.18	1,945,388.72	2,100,000.00	Y	1	3	5	Y	Y	1	Y	43
2020-05403	WISGTA	Polk	Lenny Moore	The Housing Authority of the City of Tampa, Florida		6,000,000.00	6,000,000.00	Y	1	3	5	Y	Y	4	Y	5
2020-04603	Bethrick	Collier	Christopher Stewart	Collier County		2,800,000.00	2,800,000.00	Y	1	2	5	Y	Y	4	Y	29
2020-01904	Parker Point	Halle	Oscar Sol	City of Lakeland		2,090,000.00	2,090,000.00	Y	1	1	5	Y	Y	4	Y	35
2020-0380	Blue Sky Landing	Seminole	Shawn Wilson	Seminole County		8,000,000.00	8,000,000.00	Y	1	1	5	Y	Y	5	Y	15
2020-0120	Brownville at Mill Village V	Miami-Dade	Kenneth Newer	Miami-Dade County		3,000,000.00	3,000,000.00	Y	2	1	5	Y	Y	1	Y	6
2020-0390	Solar's Apartments	Steward	Maria M. Moses	Residence Options of Florida, Inc.	4,500,000.00	4,500,000.00	7,923,000.00	Y	2	1	5	Y	Y	2	Y	31
2020-0531	East Pointe Park Phase I	Lee	Alberta Miller, Jr.	The Housing Authority of the City of Fort Myers		4,680,000.00	4,680,000.00	Y	2	1	5	Y	Y	3	Y	32
2020-0410	Metra Grande II	Miami-Dade	Maria S. Modes	Miami-Dade County		5,175,000.00	5,175,000.00	Y	3	3	5	Y	Y	2	Y	14

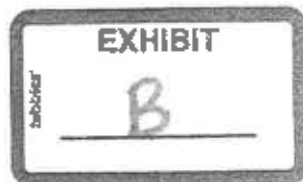
On October 10, 2019, the Board of Directors of Florida Housing Finance Corporation approved the above preliminary awards and approved the funding allocations to selected Priority Applications for funding and allocated the funding to the respective awarding agency.

Any interested Applicant may file a notice of protest in the format and procedure set forth in Section 122.07(3), Fla. Stat., Rule 61C01-32.010, F.A.C., and 122.07(6), 122.07(7), and 122.07(8), Florida Administrative Code, within the time period set forth in Section 122.07(5)(b), Fla. Stat., and 122.07(6), Florida Administrative Code, Chapter 122, Fla. Stat.



RFA 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Applicant/Principal Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDRC FY Request Amount (Land Acquisition plus Development Funding)	Eligible for Funding?	Priority	Points	Residency Preference	Federal Funding Preference	Priority Funding Preference	Location Funding Re-Sit-Aside	Inverging Level	Priority Preference	Lottery Number
Eligible Applications																		
2020-01808	U-roads of Cape Coral	Lee	Michael Alan	Lee County Housing Authority	95	850,000.00	4,681,718.00	5,531,718.00	Y	1	3	Y	Y	Y	47,222.45	5	Y	2
2020-01908	Parker Pointe	Polk	Diana S.	City of Lake City	66		7,890,000.00	7,890,000.00	Y	1	5	Y	Y	Y	79,101.00	4	Y	35
2020-02100	Out of Doors Trail at Vista	Miami Dade	Kenneth Naylor	Miami Dade County	243		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	14,980.53	1	Y	27
2020-0230	Brownsville Trail at Village	Miami Dade	Kenneth Naylor	Miami Dade County	120		3,900,000.00	3,900,000.00	Y	1	5	Y	Y	Y	25,168.00	1	Y	6
2020-0240	Norridge Trail at Village II	Miami Dade	Kenneth Naylor	Miami Dade County	290		1,300,000.00	7,410,000.00	Y	1	5	Y	Y	Y	35,203.50	1	Y	18
2020-0250	Pondella Preserve	Lee	Dorren Smith	Lee County Housing Authority	65	285,000.00	6,700,000.00	6,985,000.00	Y	1	5	Y	Y	Y	92,102.91	5	Y	31
2020-02604	Saratoga Creek at Vista	Broward	Anne Castro	South Search Housing Authority	75	2,299,990.00	1,100,000.00	3,400,000.00	Y	1	5	Y	Y	Y	78,517.64	1	Y	21
2020-02703	Cathedral	Duval	James R. Weaver	The Housing Authority of the City of Winter Park, Florida	92		5,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	70,706.03	2	Y	33
2020-02808	Woodrow Reddy	Orange	Dorren Smith	The Housing Authority of the City of Winter Park, Florida	90		5,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,400.00	3	Y	23
2020-03003	Palme Pointe	Dade	Domingo Sanchez		75		8,000,000.00	8,000,000.00	Y	3	5	Y	Y	Y	22,001.55	3	Y	27
2020-03108	Madison Court	Volusia	Patricia Law		60		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	N	117,303.33	3	Y	41
2020-03109	Sunview Place	Miami Dade	Matthew A. Eger	Housing Authority of the City of Miami Beach	50		3,948,000.00	3,948,000.00	Y	1	5	Y	Y	Y	36,590.40	3	Y	22
2020-0330	Blue Seawall at Parkside	St. Lucie	Sharon Wilson	St. Lucie County	80		8,000,000.00	8,000,000.00	Y	3	5	Y	Y	Y	91,989.10	3	Y	17
2020-03708	Parakee Apartments, Phase III	Miami Dade	Matthew A. Eger	Miami Dade County	20		4,540,000.00	4,540,000.00	Y	1	5	Y	Y	Y	43,550.00	3	Y	20
2020-03809	Windsor Park	Broward	Timothy M. Berger		60		6,850,000.00	6,850,000.00	Y	1	5	Y	Y	Y	55,897.00	3	Y	19
2020-03908	Delaware	Lee	Matthew A. Eger	Lee County Housing Authority	85	1,450,000.00	8,000,000.00	9,450,000.00	Y	1	5	Y	Y	Y	41,313.33	4	Y	42



RFA 2019-102 Board Approved Scoring Results

Application Number	Name of Developer	County	Name of Authorized Principal Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CB&I Request Amount (Land Acquisition plus Development Funding)	Eligible for Funding?	Priority Key	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Preference	Caribbean Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-0495C	Palms Ascendens	Herbert	Maria M. Madala	Residual Options of Florida, Inc.	75	4,500,000.00	3,400,000.00	7,900,000.00	Y	1	5	Y	Y	Y	78,463.25	2	Y	40
2020-0470B	Strom Bay	Miami-Dade	Maria S. Madala	Residual Options of Florida, Inc.	170	3,000,000.00	3,050,000.00	6,050,000.00	Y	1	5	Y	Y	Y	79,443.43	2	Y	13
2020-041U	Miami Grande II	Miami-Dade	Maria S. Madala	Miami-Dade County	84		3,175,000.00	3,175,000.00	Y	1	5	Y	Y	Y	65,273.18	2	Y	14
2020-042D	Platform 3750 at Franklin Sherman Role Center	Miami-Dade	Maria S. Madala	Miami-Dade County	77		4,000,000.00	4,000,000.00	Y	1	5	Y	Y	Y	60,228.57	3	Y	24
2020-043D	Green Mountain Phase I	Polk	Doreen Smith	Westcoast Housing Authority	80		3,000,000.00	3,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	12
2020-044D	Hilcrest Reserve	Polk	Doreen Smith	Winter Haven Housing Authority	60		2,000,000.00	2,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	9
2020-045D3	Seacon Place	Miami-Dade	Matthew A. Rieger	The Housing Authority of the City of Miami-Dade	180	4,320,000.00	6,825,520.00	11,145,520.00	Y	1	5	Y	Y	Y	53,284.79	2	Y	10
2020-046F5	Bombayce	Collier	Christopher Sheehy	Collier County	82		7,800,000.00	7,800,000.00	Y	1	5	Y	Y	Y	83,767.32	4	Y	22
2020-047D3	Alvar Walk	Miami-Dade	Debra M. Adams		136		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	66,941.18	1	Y	10
2020-048D5	Twin Lakes Estates Phase II	Polk	Matthew A. Rieger	Housing Authority of the City of Lakeland, Florida	86		8,200,000.00	8,200,000.00	Y	1	5	Y	Y	Y	65,041.86	4	Y	56
2020-049D5*	Amber Leaf	Miami-Dade	Flora M. Adams		110		8,200,000.00	8,200,000.00	Y	2	5	Y	Y	Y	31,138.57	2	Y	57
2020-050D6	Ashley Park	Osceola	Timothy M. Morgan		72		7,500,000.00	7,500,000.00	Y	2	5	Y	Y	Y	104,866.67	4	Y	31
2020-051D	East Palms Place Phase I	Lee	Alberto Moya, Jr.	The Housing Authority of the City of Fort Myers	90		4,380,000.00	4,380,000.00	Y	1	5	Y	Y	Y	50,336.03	3	Y	55
2020-052D3	W53G 74	H. Isbrough	Henry Moore	The Housing Authority of the City of Tampa, Florida	112		8,200,000.00	8,200,000.00	Y	1	5	Y	Y	Y	55,114.29	4	Y	51
2020-052D4	Perimeter Oaks Phase Two	Orange	Paula M. Daniels-Rhodes	City of Community Development	91	154,611.16	5,545,388.82	5,700,000.00	Y	1	5	Y	Y	Y	56,029.45	3	Y	64
2020-052D	Bravo del Lago Apartments	Miami-Dade	Alvin J. Lopez	Miami-Dade County	118		5,200,000.00	5,200,000.00	Y	1	5	Y	Y	Y	25,613.51	1	Y	48
2020-052D3*	Wendell I	Miami-Dade	Gary J. Gorman	Miami-Dade County	118		4,200,000.00	4,200,000.00	Y	1	5	Y	Y	Y	10,166.67	1	Y	25
2020-052D	Palms del Lago	Miami-Dade	Alberto Moya, Jr.	Miami-Dade County	180		6,300,000.00	6,300,000.00	Y	1	5	Y	Y	Y	75,213.95	1	Y	21

RFA 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funded)	Eligible for Housing?	Priority Level	Total Points	Relocation Preference	Federal Funding Preference	Proximity Preference	Corporation Funding Per Set-Aside	Low-Income Level	Florida In-Creation Preference	Lottery Number
Ineligible Applications																		
2020-017D	Beverly Landing	Palm Beach	Jerome E. Lagmay	Bright Community Trust, Inc.	95	2,900,000.00	6,500,000.00	9,400,000.00	Y	1	3	Y	Y	Y	66,211.56		Y	20
2020-027B	Thomson Place	Brevard	Jennie J. Legney	Bright Community Trust, Inc.	90	2,000,000.00	2,000,000.00	10,000,000.00	Y	1	5	Y	Y	Y	86,044.44		Y	30
2020-021D	Hickview Duppings	Duval	David Page		122		3,000,000.00	6,000,000.00	Y	1	5	Y	Y	Y	59,279.38		Y	5
2020-084D	Berkshire Square	Orange	Jennie J. Legney	Hannibal Square Community Land Trust, Inc.	90	1,900,000.00	2,000,000.00	9,400,000.00	Y	1	5	Y	Y	Y	85,044.44		Y	7
2020-037DB	Amber Villas	Miami-Dade	Elena M. Adams		120		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	84,589.53		Y	1
2020-052DB	Royal Palm Apartments	Maricopa	Scott Zimmerman		25		3,000,000.00	8,000,000.00	Y	3	5	Y	Y	Y	79,200.00		Y	24
2020-053D	Liberty Square Phase Four	Miami-Dade	Alberca Milo, Jr.	Miami-Dade County	188		5,904,753.00	5,904,753.00	Y	1	5	Y	Y	Y	26,813.33		Y	29
2020-050DB	Hibiscus Apartments Phase Two	Lee	Scott Zimmerman	Bright Community Trust, Inc.	36	1,300,000.00	5,800,000.00	7,000,000.00	Y	1	5	Y	Y	Y	53,489.53		Y	7
Withdrawn Applications																		
2020-029D	Des Amers at Naraya Lakes	Miami-Dade	Robert E. Higgins	BHP Community Land Trust, Inc.	140	3,220,000.00	5,400,000.00	8,620,000.00	Y		0				21,369.20			25
2020-051P	Clarrington Park	Volusia	Timothy M. Morgan		72		7,900,000.00	7,900,000.00	N		0				104,956.67			32

*Florida Housing applied the Mid-Range 4 star multiplier at the review committee meeting. This affected the Corporation Funding Per Set-Aside Amount.

On December 13, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to accept the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(5), Fla. Stat., Rule Chapter 180.10, F.A.C., and Rule 67.60.009, F.A.C. Failure to file a protest within the time proscribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Window Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Link to Funding?	Priority	Total Points	Residency Preference	Recent Funding Preference	Proximity Preference	Cooperation Funding Preference	Lowering Costs	Historic Preservation Preference	Utility Number
Eligible Applications																		
2020-01103	Champs of Cape Cove	Lee	Michael A. Lu	Lee County Housing Authority	16	950,000.00	4,631,215.00	5,581,215.00	-	1	5	Y	Y	-	41,001.42	3	Y	2
2020-01808	Parker Pointe	Folk	David S. J	City of Lakeland	84		3,994,800.00	3,994,800.00	Y	2	5	Y	-	-	19,011.70	4	Y	35
2020-02208	Blue Ridge Transit Village	Miami-Dade	Kenneth Naylor	Miami-Dade County	245		5,000,000.00	5,000,000.00	Y	1	5	Y	Y	Y	24,070.65	1	Y	33
2020-02512	Browns-Ridge Transit Village	Miami-Dade	Kenneth Naylor	Miami-Dade County	110		3,500,000.00	3,500,000.00	Y	1	5	Y	Y	Y	25,128.00	1	Y	6
2020-02710	Northside Transit Village III	Miami-Dade	Kenneth Naylor	Miami-Dade County	200		7,360,000.00	7,360,000.00	Y	1	5	Y	Y	Y	28,203.60	1	Y	15
2020-03220	Woodside Parkview	Lee	Darren Smith	Lee County Housing Authority	55	885,000.00	6,700,000.00	7,585,000.00	Y	1	5	Y	Y	Y	22,351.31	2	-	11
2020-03709	Saratoga Crossing II	Broward	Anne Cashe	Broward County Housing Authority	75	4,585,950.00	3,100,000.00	7,685,950.00	Y	1	5	-	Y	Y	28,567.52	1	-	41
2020-02709	Lots at Canaveral	Duval	James B. Hoover		92		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	31,784.09	2	Y	26
2020-03809	Woodside Reserve	Orange	Duane Smith	The Housing Authority of the City of Winter Park, Florida	30		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	26,000.00	2	Y	25
2020-03003	Edge Pointe	Osceola	Santiago Sanchez		76		8,000,000.00	8,000,000.00	Y	2	3	Y	Y	Y	31,031.58	1	Y	17
2020-03109	Madison Crest	Volusia	Patrick F. Law		50		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	N	117,335.33	1	Y	44
2020-04208	Shoreview Place	Miami-Dade	Matthew A. Rieger	Housing Authority of the City of Miami Beach	94		3,945,000.00	3,945,000.00	Y	1	5	Y	Y	Y	30,590.43	3	Y	42
2020-03212	Blue Sky Landing	Saint Lucie	Shawn Wilson	Saint Lucie County	92		5,000,000.00	5,000,000.00	Y	1	5	Y	-	-	40,960.12	1	Y	12
2020-03103	Del Marre Apartments Phase	Miami-Dade	Matthew A. Rieger	Miami-Dade County	83		4,001,000.00	4,001,000.00	Y	1	4	-	-	Y	43,740.01	4	Y	22
2020-03608	Firewood Park	Stewart	Donny M. Rogers		60		6,250,000.00	6,250,000.00	Y	1	5	Y	Y	Y	69,807.54	3	Y	14
2020-03504	Bella Vista	Lee	Matthew A. Rieger	Lee County Housing Authority	56	1,450,000.00	8,000,000.00	9,450,000.00	Y	1	5	Y	-	Y	43,333.33	4	Y	10



RFA 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal/ Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	B/C Ratio for Funding	Priority Level	Total Points	Residency Preference	Federal Funding Preference	Proximity Preference	Corporate Funding Per Sec. 406.06	Leveraging Levels	Florida Job Creation Preference	Order Number
2020-0330	North Apartments	Howard	Mara M. Madec	Evidentia Division of Florida, Inc.	78	4,574,000.00	3,420,000.00	7,994,000.00	4	1	5	Y	Y	Y	16,861.74	2	Y	40
2020-0408	Santa Bay	Miami-Dade	Mara S. Madec	Redeem Options of Florida, Inc.	120	3,500,000.00	3,650,000.00	7,150,000.00	Y	1	3	Y	Y	Y	25,747.35	1	Y	13
2020-0410	Metrol Grande II	Miami-Dade	Mara S. Madec	Miami-Dade County	81		3,175,000.00	3,175,000.00	Y	1	5	Y	Y	Y	28,170.48	2	Y	14
2020-0420	Redem 3750 at Franklin Junction Scale Center	Miami-Dade	Mara S. Madec	Miami-Dade County	77		4,000,000.00	4,000,000.00	Y	1	5	Y	Y	Y	40,328.37	1	Y	17
2020-0440	Green Manor Phase	Polk	Dawn Smith	the Wales Housing Authority	80		2,000,000.00	2,000,000.00	Y	1	5	Y	Y	Y	96,600.00	3	Y	12
2020-0440	Hillcrest Reserve	Polk	Dawn Smith	Winter Haven Housing Authority	80		2,000,000.00	2,000,000.00	Y	1	5	Y	Y	Y	96,600.00	3	Y	12
2020-0450B	Sooran Place	Miami-Dade	Matthew A. Rhee	The Housing Authority of the City of Homestead	150	4,100,000.00	4,935,599.00	9,035,599.00	Y	1	5	Y	Y	Y	11,204.79	2	Y	18
2020-0450B	Sombrade	Collier	Christine L. Shaw	Collier County	60		1,800,000.00	1,800,000.00	Y	1	5	Y	Y	Y	51,207.17	4	Y	20
2020-0470B	Ambler Walk	Miami-Dade	Elena St. Adames		136		3,000,000.00	3,000,000.00	Y	2	5	Y	Y	Y	78,941.18	2	Y	10
2020-0480B	Twin Lakes Estates Phase III	Polk	Matthew A. Rhee	Housing Authority of the City of Lakeland, Florida	86		2,000,000.00	2,000,000.00	Y	1	5	Y	Y	Y	41,041.86	4	Y	36
2020-0490B	Anchor Trail	Miami-Dade	Elena St. Adames		210		2,000,000.00	2,000,000.00	Y	2	5	Y	Y	Y	33,188.57	1	Y	30
2020-0500B	Arroyo Park	DeKalb	Timothy M Morgan		72		2,800,000.00	2,800,000.00	Y	2	5	Y	Y	Y	104,066.67	4	Y	11
2020-0530	East Pointe Place Phase II	Lee	Alanna Kibbey	The Housing Authority of the City of Fort Meigs	90		4,680,000.00	4,680,000.00	Y	1	5	Y	Y	Y	10,049.00	1	Y	38
2020-0540B	WIDE 14	Hillsborough	Leroy Metro	The Housing Authority of the City of Tampa, Florida	117		5,000,000.00	5,000,000.00	Y	1	5	Y	Y	Y	55,814.70	4	Y	5
2020-0550B	Tammany Oaks Phase Two	Orange	Paula McDonald Rhodes	Bright Communities, Trust, Inc.	91	254,611.38	5,545,888.27	5,800,500.00	Y	1	5	Y	Y	Y	55,083.48	3	Y	15
2020-0560	Green at East Sunrise	Miami-Dade	Alfred Mills	Miami-Dade County	151		5,000,000.00	5,000,000.00	Y	1	5	Y	Y	Y	25,611.11	1	Y	8
2020-0570B	Woods at	Miami-Dade	Gary J. Gorman	Miami-Dade County	168		4,000,000.00	4,000,000.00	Y	1	5	Y	Y	Y	32,044.07	2	Y	21
2020-0570	Passo del Rio	Miami-Dade	Aberne Mills	Miami-Dade County	180		5,000,000.00	5,000,000.00	Y	1	5	Y	Y	Y	75,814.33	1	Y	31

RFA 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Units	Land Acquisition Program Request Amount	Development Funding Request Amount	Total CDHG-DR Request Amount (Land Acquisition plus Development Funding)	Eligible For Funding?	Priority Level	Job. Points	Residency Preference	Federal Funding Preference	Priority Funding Preference	Exposure Funding Set Aside	Leveraging Level	Priority Job Creation Preference	Lottery Number
Ineligible Applications																		
2020-0140	Berkeley Landing	Polk Beach	Jennie J. Lagmay	Bright Community Trust, Inc.	95	7,500,000.00	6,500,000.00	14,000,000.00	N	2	5	Y	Y	Y	51,731.56		Y	38
2020-0200	Thomson Place	Wreyard	Jennie J. Lagmay	Bright Community Trust, Inc.	93	4,000,000.00	8,000,000.00	12,000,000.00	N	2	5	-	Y	Y	85,044.44		Y	39
2020-0210	Philanth Commons	Duval	Dr. David Page		122		8,000,000.00	8,000,000.00	N	2	5	Y	Y	Y	55,278.55		Y	3
2020-0340	Berkshire Square	Orange	Jennie J. Lagmay	Harribal Square Community Land Trust, Inc.	93	1,600,000.00	9,000,000.00	9,300,000.00	N	2	5	Y	-	Y	85,044.44		Y	4
2020-03708	Ambar Villas	Miami-Dade	Elena M. Adames		120		8,000,000.00	8,000,000.00	N	2	5	Y	Y	Y	64,533.53		Y	1
2020-05208	Brick Park Apartments	Alachua	Scott Zimmerman		86		9,000,000.00	9,000,000.00	N	3	5	Y	Y	Y	73,200.00		Y	24
2020-0590	Liberty Square Phase Four	Miami-Dade	Alberto M. No. Jr.	Miami-Dade County	186		5,904,760.00	5,904,760.00	N	2	5	Y	Y	Y	25,807.54		Y	23
2020-06008	HIDJUS Apartments Phase Two	Lee	Scott Zimmerman	Bright Community Trust, Inc.	96	1,300,000.00	5,900,000.00	7,200,000.00	N	2	5	Y	Y	Y	52,487.55		Y	7
Withdrawn Applications																		
2020-0790	Reservoir at Heron Lakes	Miami-Dade	Ruben C. Huelita	BHP Community Land Trust, Inc.	140	3,125,000.00	5,700,000.00	8,825,000.00	N		0				41,367.40			21
2020-0510	Corcoran Park	Volusia	Timothy M. Moran		72		7,800,000.00	7,800,000.00	N		0				104,866.67			12

*Florida Housing applied the Mid-Rise 3 story multiplier at the review committee meeting. This affected the Corporation Funding We Set-Aside Amount.

On December 13, 2019, 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., or Chapter 28-110, F.A.C., and Rule 57-80(8), F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute waiver of proceedings under Chapter 28, Fla. Stat.

Attachment 2



Attachment 2

Enclosed please find:

1. Applicant Certificate of Good Standing
2. CLT documents:
 - a. Proof that CLT was formed prior to June 28, 2018: Articles of Incorporation enclosed herein, executed prior to June 28, 2018.
 - b. Articles of Organization stating that the purpose of the CLT is to provide or preserve affordable housing. See (a) above; articles enclosed herein state the purpose of the CLT is to provide or preserve affordable housing.
 - c. CLT experience chart

State of Florida

Department of State

I certify from the records of this office that SIERRA BAY PARTNERS, LTD, is a limited partnership organized under the laws of the State of Florida, filed on September 16, 2019.

The document number of this limited partnership is A19000000385.

I further certify that said limited partnership has paid all fees due this office through December 31, 2019 and that its status is active.

I further certify that said limited partnership has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twentieth day of September,
2019*



Randy Wu
Secretary of State

Tracking Number: 2720823042CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



September 23, 2019

FLORIDA DEPARTMENT OF STATE
Division of Corporations

RESIDENTIAL OPTIONS OF FLORIDA, INC.
P.O. BOX 111752
NAPLES, FL 34108

Re: Document Number N14000007124

The Amended and Restated Articles of Incorporation for RESIDENTIAL OPTIONS OF FLORIDA, INC., a Florida corporation, were filed on September 20, 2019.

The certification you requested is enclosed. To be official, the certificate for a certified copy must be attached to the original document that was electronically submitted under FAX audit number H19000282279.

Should you have any questions concerning this matter, please telephone (850) 245-6050, the Amendment Filing Section.

Irene Albritton
Regulatory Specialist II
Division of Corporations

Letter Number: 619A00019634

P.O BOX 6327 -- Tallahassee, Florida 32314

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State of Florida



Department of State

I certify the attached is a true and correct copy of the Amended and Restated Articles of Incorporation, filed on September 20, 2019, for RESIDENTIAL OPTIONS OF FLORIDA, INC., a Florida corporation, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number N19000282279. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is N14000007124.

Authentication Code: 619A00019634-092319-N14000007124-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Twenty-third day of September, 2019



Randall R. Be
Secretary of State

**AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
RESIDENTIAL OPTIONS OF FLORIDA, INC.**

ARTICLE I: NAME

The name of the corporation shall be Residential Options of Florida, Inc.

ARTICLE II: PRINCIPAL OFFICE

The principal street address and mailing address of this corporation shall be maintained by the Corporation and amended from time to time.

ARTICLE III: PURPOSE

Said corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

This shall include the purpose of empowering individuals with intellectual and developmental disabilities to successfully obtain and maintain affordable and inclusive housing of their choice and to provide affordable housing and preserve the affordability of housing for low-income or moderate income people, including people with disabilities, in perpetuity.

ARTICLE IV: MANNER OF ELECTION

The Board of Directors shall be elected as provided in the Bylaws.

ARTICLE V: INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the registered agent shall be determined by the Board of Directors and amended from time to time.

ARTICLE VI: INCORPORATOR

The name and address of the incorporator is Sheryl Soukup, 3050 Horseshoe Drive N., Ste. 285, Naples, FL 34104.

ARTICLE VII: LIMITATIONS OF ACTIVITIES

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its directors, officers, or other private persons, except that the Corporation shall be authorized

and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III. The Corporation shall not participate in or intervene in any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE VIII: DISTRIBUTION OF ASSETS UPON DISSOLUTION:

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

These Amended and Restated Articles of Incorporation were approved and adopted by the Board of Directors of the Corporation on September 19, 2019. The Corporation has no members entitled to vote.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Florida Department of State constitutes a third degree felony as provided in Section 817.155, Florida Statute.

Dated this 19th day of September 2019.

Residential Options of Florida, Inc.



Sheryl Soukup, Executive Director and Registered Agent

NY100000012

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer

Office Use Only



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2019 SEP 10 PM 1:28

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8

COVER LETTER

TO: Amendment Section
Division of Corporations

SUBJECT: Residential Options of Florida, Inc.

(Name of Surviving Corporation)

The enclosed Articles of Merger and fee are submitted for filing.

Please return all correspondence concerning this matter to following:

Callhan P. Soldavini, Esq.

(Contact Person)

Legal Aid Attorney of Collier County, Inc.

(Firm/Company)

4436 Tamiami Trail East

(Address)

Naples, FL 34112

(City/State and Zip Code)

For further information concerning this matter, please call:

Callhan P. Soldavini, Esq. At (239) 298-8141

(Name of Contact Person) (Area Code & Daytime Telephone Number)

Certified copy (optional) \$8.75 (Please send an additional copy of your document if a certified copy is requested)

STREET ADDRESS:
Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

MAILING ADDRESS:
Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

ARTICLES OF MERGER

(Not for Profit Corporations)

2019 SEP 10 PM

The following articles of merger are submitted in accordance with the Florida Not For Profit Corp. Act, pursuant to section 617.1405, Florida Statutes.

First: The name and jurisdiction of the surviving corporation:

<u>Name</u>	<u>Jurisdiction</u>	<u>Document Number</u> (If known/ applicable)
Residential Options of Florida, Inc.	Florida	N14000007124

Second: The name and jurisdiction of each merging corporation:

<u>Name</u>	<u>Jurisdiction</u>	<u>Document Number</u> (If known/ applicable)
Roof Housing Trust, Inc.	Florida	N17000007406

Third: The Plan of Merger is attached.

Fourth: The merger shall become effective on the date the Articles of Merger are filed with the Florida Department of State

OR ____ / ____ / ____ (Enter a specific date. NOTE: An effective date cannot be prior to the date of filing or more than 90 days after merger file date).

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

(Attach additional sheets if necessary)

Fifth: ADOPTION OF MERGER BY SURVIVING CORPORATION
(COMPLETE ONLY ONE SECTION)

SECTION I

The plan of merger was adopted by the members of the surviving corporation on _____
The number of votes cast for the merger was sufficient for approval and the vote for the plan was as follows:
_____ FOR _____ AGAINST

SECTION II

(CHECK IF APPLICABLE) The plan or merger was adopted by written consent of the members and executed in accordance with section 617.0701, Florida Statutes.

SECTION III

There are no members or members entitled to vote on the plan of merger.
The plan of merger was adopted by the board of directors on _____. The number of directors in office was _____. The vote for the plan was as follows: _____ FOR _____ AGAINST

Sixth: ADOPTION OF MERGER BY MERGING CORPORATION(S)
(COMPLETE ONLY ONE SECTION)

SECTION I

The plan of merger was adopted by the members of the merging corporation(s) on _____
The number of votes cast for the merger was sufficient for approval and the vote for the plan was as follows: _____ FOR _____ AGAINST

SECTION II

(CHECK IF APPLICABLE) The plan or merger was adopted by written consent of the members and executed in accordance with section 617.0701, Florida Statutes.

SECTION III

There are no members or members entitled to vote on the plan of merger.
The plan of merger was adopted by the board of directors on _____. The number of directors in office was _____. The vote for the plan was as follows: _____ FOR _____ AGAINST

Seventh: SIGNATURES FOR EACH CORPORATION

Name of Corporation

Signature of the chairman/
vice chairman of the board
or an officer.


Typed or Printed Name of Individual &

Residential Options of Florida, Inc.



Sheryl Soukup, Executive Director

Roof Housing Trust, Inc.



Sheryl Soukup, CEO

PLAN OF MERGER

THIS PLAN OF MERGER is entered into on this 3rd day of September, 2019 by and between ROOF HOUSING TRUST, INC., a Florida not-for-profit corporation (or "TRUST"), whose address is 3050 Horseshoe Drive N., Naples, FL 34104 and RESIDENTIAL OPTIONS OF FLORIDA, INC., a Florida not-for-profit corporation (or "ROOF" or "Surviving Corporation"), whose address is 3050 Horseshoe Drive N., Naples, FL 34104, in accordance with Florida Statute 617.1101.

WHEREAS, Roof Housing Trust, Inc. filed its Articles of Incorporation with the Florida Department of State, Division of Corporations, on July 17, 2017, Document Number N17000007406; and

WHEREAS, Residential Options of Florida, Inc. is a Florida nonprofit organization in good standing that filed its Articles of Incorporation with the Florida Department of State, Division of Corporation, on July 30, 2014, Document Number N14000007124; and

WHEREAS, ROOF and TRUST have the same Board of Directors; and

WHEREAS, TRUST desires to merge with the Surviving Corporation in accordance with Chapter 617 of the Florida Statutes, and a Resolution was passed by a majority vote to that effect at a Special Meeting of the Board of Directors on August 27, 2019;

WHEREAS, ROOF and TRUST desire all of TRUST's assets, including its real estate to vest in the Surviving Corporation without reverse on or impairment, including real property located at 2610 Lakeshore Circle, Port Charlotte, FL 33952; and

WHEREAS, this Plan and Merger is adopted by written consent of the members and executed in accordance with section 617.0701, Florida Statutes in August 2019; and

WHEREAS, the Surviving Entity desires to amend and restate its Articles of Incorporation, attached and incorporated hereto as Exhibit "A", to include language one purpose of the Surviving Entity may be to maintain a community land trust; and,

NOW, IN CONSIDERATION OF THE PREMISES OF THE MUTUAL AGREEMENTS SET FORTH IN THIS PLAN, THE PARTIES AGREE AS FOLLOWS:

Section 1 Merger. TRUST and ROOF shall be merged into a single nonprofit corporation, in accordance with Chapter 617 of Florida Statutes, and the Surviving Corporation shall be known as Residential Options of Florida, Inc.

Section 2 Effective Date. The effective date of the merger shall be the date it is filed with the Florida Secretary of State.

Section 3 Effect of Merger. TRUST desires all of its assets, including its real estate to

vest in the Surviving Corporation without reverse on or impairment, including real property located at 2610 Lakeshore Circle, Port Charlotte, FL 33952; and

- a) At the effective date of merger, TRUST shall cease to exist separately and shall be merged into the Surviving Corporation in accordance with the provisions of this plan of merger and the Act.
- b) The Surviving Corporation shall possess all the rights and privileges of each of the merging corporations. It shall also possess title to all real, personal, and mixed property of and debts due to the merging corporations. Every other interest belonging to or due to each of the merging corporations shall be deemed to be transferred to and vested in the Surviving Corporation without the necessity of further action. The title to any real estate, or to any interest in the real estate, vested in either of the merging corporations shall vest in the Surviving Corporation.
- c) The Surviving Corporation shall assume and be liable for all of the liabilities and obligations of the merging corporations. It may prosecute or defend to judgment any claim existing or any action or proceeding pending by or against any of the merging corporations as if the merger had not taken place, or it may be substituted in place of the merging corporations. The merger shall impair neither the rights of creditors nor any liens upon the property of any of the merging corporations.

Section 4 Governing Document.

- a) At the effective date of the merger, the Surviving Corporation's Articles of Incorporation and bylaws, as amended, shall be the governing documents.
- b) The Surviving Corporation's governing documents shall be amended to include a provision that its purpose may be to hold property in a community land trust.

Section 5 Board of Directors. At the effective date of merger, the Surviving Corporation's Board of Directors shall be maintained.

Section 6 Representations and Warranties. The merging corporations warrant that:

- a) the profit and losses of TRUST as of the date of this Resolution have been disclosed to ROOF; and
- b) the merging corporations each affirm that they have the authority to merge, and that there are no legal obstacles to such merger.

Section 7 Further Action. From time to time before the effective date of the merger and when requested by either merging corporation, the other corporation will take such actions as the requesting party may deem necessary or desirable and as are reasonable in order to vest in and confirm to the Surviving Corporation title to and possession of all of its property, rights,


privileges, powers and franchises and otherwise to carry out the intent and purposes of this Plan of Merger.

Section 8 Governing Law. This Plan of Merger is intended to be performed in the State of Florida, and it shall be construed and enforced in accordance with the laws of Florida.

Section 9 Entire Agreement. This Plan of Merger constitutes the entire agreement between the parties. In the event any provision of this Plan of Merger is deemed void or unenforceable for any reason, the unenforceability shall not affect the remainder of the plan of merger, which shall remain in full force. Waiver by either party of a breach or a violation of any provision or term of this plan of merger shall not be construed to be a waiver of any subsequent breach of the provision or term or of any other provision or term.


IN WITNESS WHEREOF, the undersigned have executed their names in their stated capacities as of this 4th day of September 2019.

Residential Options of Florida, Inc.:



Name: Sheryl Soukup, Executive Director

ROOF Housing Trust, Inc.:



Name: Sheryl Soukup, CEO

Exhibit "A"

to the Plan of Merger for Roof Housing Trust, Inc.

Amended and Restated Articles of Incorporation

**AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
RESIDENTIAL OPTIONS OF FLORIDA, INC.**

ARTICLE I: NAME

The name of the corporation shall be Residential Options of Florida, Inc.

ARTICLE II: PRINCIPAL OFFICE

The principal street address and mailing address of this corporation shall be maintained by the Corporation and amended from time to time.

ARTICLE III: PURPOSE

Said corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

This shall include the purpose of empowering individuals with intellectual and developmental disabilities to successfully obtain and maintain affordable and inclusive housing of their choice and to preserve the affordability of housing for low-income or moderate income people, including people with disabilities, in perpetuity.

ARTICLE IV: MANNER OF ELECTION

The Board of Directors shall be elected as provided in the Bylaws.

ARTICLE V: INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the registered agent shall be determined by the Board of Directors and amended from time to time.

ARTICLE VI: INCORPORATOR

The name and address of the incorporator is Sheryl Soukup, 3050 Horseshoe Drive N., Ste. 285, Naples, FL 34104.

ARTICLE VII: LIMITATIONS OF ACTIVITIES

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its directors, officers, or other private persons, except that the Corporation shall be authorized

and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III. The Corporation shall not participate in or intervene in any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(e)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE VIII: DISTRIBUTION OF ASSETS UPON DISSOLUTION:


Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Florida Department of State constitutes a third degree felony as provided in Section 817.155, Florida Statute.

Dated this 3rd day of September 2019.

Residential Options of Florida, Inc:



Sheryl Soukup, Executive Director and Registered Agent

**ARTICLES OF INCORPORATION
OF
RESIDENTIAL OPTIONS OF FLORIDA, INC.**

14 JUL 30 PM 2:25
CLERK

The undersigned, acting as incorporator of a Non for Profit Corporation under Chapter 617 of the Florida Statutes, hereby makes and adopts the following Articles of Incorporation for such corporation.

ARTICLE I: NAME

The name of the corporation shall be Residential Options of Florida, Inc.

ARTICLE II: PRINCIPAL OFFICE

The principal street address of this corporation shall be 9744 Campbell Circle, Naples, FL 34109. The mailing address of this corporation shall be P.O. Box 111752, Naples, FL 34108.

ARTICLE III: PURPOSE

Said corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE IV: MANNER OF ELECTION

The initial directors of this corporation will be appointed by the incorporator. Subsequent directors will be elected as provided in the Bylaws.

ARTICLE V: INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the initial registered agent is Charles Koval, c/o Dell Graham, 203 NE 1st Street, Gainesville, FL 32601.

ARTICLE VI: INCORPORATOR

The name and address of the incorporator is Sheryl Soukup, 9744 Campbell Circle, Naples, FL 34109.

ARTICLE VII: LIMITATIONS OF ACTIVITIES

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III. The Corporation shall not participate in or intervene in any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE VIII: DISTRIBUTION OF ASSETS UPON DISSOLUTION

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Charles Koval
Charles Koval, Registered Agent

7/28/2014
Date

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Sheryl Soakup
Sheryl Soakup, Incorporator

7/23/14
Date

2019 JUL 30 PM 2:25
STATE OF FLORIDA
DEPARTMENT OF STATE



**ARTICLES OF INCORPORATION
OF
ROOF HOUSING TRUST, INC.**

FILED
17 JUL 17 PM 12:48
REGISTRAR OF STATE
TALLAHASSEE, FLORIDA

The undersigned, acting as incorporator of a Non for Profit Corporation under Chapter 617 of the Florida Statutes, hereby makes and adopts the following Articles of Incorporation for such corporation.

ARTICLE I: NAME

The name of the corporation shall be ROOF Housing Trust, Inc.

ARTICLE II: PRINCIPAL OFFICE

The principal street address of this corporation shall be 2640 Golden Gate Pkwy #112-A, Naples, FL 34105. The mailing address of this corporation shall be P.O. Box 111752, Naples, FL 34108.

ARTICLE III: PURPOSE

Said corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including to acquire land to be held in perpetuity for the primary purpose of providing affordable housing for people with developmental disabilities, and including for other such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE IV: MANNER OF ELECTION

The initial directors of this corporation will be appointed by the incorporator. Subsequent directors will be elected as provided in the Bylaws.

ARTICLE V: INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the initial registered agent is Sheryl Soukup, 2640 Golden Gate Pkwy #112-A, Naples, FL 34105.

ARTICLE VI: INCORPORATOR

The name and address of the incorporator is Sheryl Soukup, 2640 Golden Gate Pkwy #112-A, Naples, FL 34105.

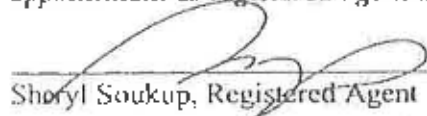
ARTICLE VII: LIMITATIONS OF ACTIVITIES

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III. The Corporation shall not participate in or intervene in any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE VIII: DISTRIBUTION OF ASSETS UPON DISSOLUTION

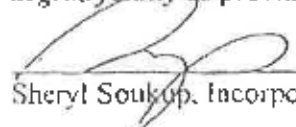
Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


Sheryl Soukup, Registered Agent

7/11/17
Date

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.


Sheryl Soukup, Incorporator

7/11/17
Date

Community Land Trust Experience Chart

Name of Community Land Trust: Residential Options of Florida, Inc.

Name of Development	Location (City & State)	Currently Owned	Length of Time	Number of Units
Independence Place	Immokalee, FL	Yes	1.5 years	1
Liberty Place	Immokalee, FL	Yes	1 year	1

SIMPLE FORM PURCHASE AGREEMENT

THIS SIMPLE FORM PURCHASE AGREEMENT (the "Agreement") is made by and between **SIERRA BAY APARTMENTS, LTD.**, a Florida limited partnership ("Seller") and **RESIDENTIAL OPTIONS OF FLORIDA, INC.**, a Florida limited partnership ("Purchaser"), on September 19, 2019.

WITNESSETH:

1. **Premises.** Subject to the terms and conditions set forth below, Seller shall convey to Purchaser and Purchaser shall purchase from Seller the following described parcel of property situated in Miami-Dade County, Florida:

SEE EXHIBIT A ATTACHED HERETO (the "Premises").

2. **Purchase Price.** The sum of THREE MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,300,000.00), subject to adjustments, credits, and prorations as set forth herein (the "Purchase Price"), shall be paid by Purchaser to Seller in cash at Closing.

3. **Title Insurance and Survey.** Seller shall provide to Purchaser a title commitment (the "Title Commitment") for an ALTA Form B, Marketability Policy (the "Title Policy") issued by an agent of First American Title Insurance Company (the "Title Insurance Company") covering title to the Premises, Purchaser may obtain a survey (the "Survey").

4. **Unpermitted Exceptions and Survey Defects.** If the Survey, the Title Commitment, or Purchaser's inspection of the Premises or the improvements thereon discloses any exceptions, requirements, necessary repairs, encroachments, or other issues which are not acceptable to Purchaser, in Purchaser's sole discretion, Purchaser shall have the right to either (a) terminate this Agreement upon written notice to Seller with neither party having any further obligation hereunder, or (b) waive such objection and proceed to Closing with no requirement that Seller make any changes or repairs.

5. **Seller's Documents.** Seller shall execute and deliver to Purchaser at Closing, the following:

(a) A deed executed by Seller conveying to Purchaser fee simple title to the Premises;

(b) Such other Closing documents as reasonably may be required to consummate the transaction or which may be required by the Title Insurance Company in order to issue the Title Policy as required by the Title Commitment.

6. **Expense Provisions.** Any documentary stamps and transfer/sales taxes, the cost of recording the deed, the cost of the Survey, and the title insurance premium shall be paid by Purchaser on or before Closing.



7. **Closing.** Subject to the terms and conditions hereof, the Closing of this transaction shall be completed, on or before December 31, 2020 (the "Closing Date"), with the agent of the Title Insurance Company acting as the Escrow Agent. At Purchaser's option, the Closing may be held sooner so long as Purchaser gives Seller notice of the revised Closing Date. Seller shall deliver possession of the Premises to Purchaser on the Closing Date.
8. **Prorations.** Real estate taxes for the year of the Closing shall be prorated on an accrual basis as of the Closing Date, based upon the most recent ascertainable taxes.
9. **Contract Construction.** This Agreement shall not be interpreted against either party solely because such party drafted the Agreement.
10. **Successors and Assigns.** The Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.
11. **No Representations or Warranties.** Seller makes no representations or warranties to Purchaser and it is agreed by Seller and Purchaser that the Premises is sold in as "as is" and "where is" condition with no reliance on any representations made by Seller. Purchaser agrees that it will use its own due diligence on or before December 31, 2020 determine whether or not the Premises and any improvements thereon are fit for Purchaser's intended purposes.
12. **CDBG Funding.** The purchase of the Premises is subject to receipt of CDBG funding from the Florida Housing Finance Corporation in an amount sufficient to build a multi-family project (the "Contemplated Improvements").
13. **Amendments.** Except as otherwise provided herein, this Agreement may be amended or modified by, and only by, a written instrument executed by Seller and Purchaser.
14. **Law.** This Agreement shall be governed by and construed in accordance with Florida law.
15. **Section Headings.** The section headings inserted in this Agreement are for convenience only and are not intended to, and shall not be construed to, limit, enlarge or affect the scope or intent of this Agreement, nor the meaning of any provision hereof.
16. **Merger of Prior Agreements.** This Agreement supersedes all prior agreements and understandings between the parties hereto relating to the subject matter hereof.
17. **Attorney's Fees and Costs.** In any litigation arising out of or pertaining to the Agreement, the prevailing party shall be entitled to an award of its attorney's fees, whether incurred before, after or during trial, or upon any appellate level.
18. **Broker and Legal Representation.** Each party shall indemnify the other from claims for commissions made by any broker claiming that it had an agreement with such party.

IN WITNESS WHEREOF, the due execution hereof as of the day and year so stated.

WITNESSES:

Bm
Bernadette Marrero

WITNESSES:

LM
Lean Wolfe

"PURCHASER"

RESIDENTIAL OPTIONS OF FLORIDA,
INC., a Florida non-profit corporation

By: [Signature]
Sheryl Soukup
Executive Director

"SELLER"

SIERRA BAY APARTMENTS, LTD., a
Florida limited partnership

By: [Signature]
Mara S. Mades, Manager, CG Sierra Bay, LLC

Exhibit A

Parcel 1:

The West 1/2 of the SE 1/4 of the SE 1/4 of the SE 114, lying Northwesterly of the Florida East Coast Railroad Right of Way, LESS the East 100 feet and LESS the South 35 feet and the North 25 feet for street right of way purposes, in Section 12, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida; A/K/A Lot 5, LESS the East 100 feet, Randolph Acres, according to the map or plat thereof as recorded in Plat Book 43, Page 26, Public Records of Miami-Dade County, Florida.

Parcel 2:

Lots 3, 4, 7 and 8, Randolph Acres, a Subdivision of the SE 114 of the SE 1/4 of Section 12, Township 56 South, Range 39 East, according to the Plat thereof as recorded in Plat Book 43, Page 26, of the Public Records of Miami-Dade County, Florida, LESS the following described parcel of land: A portion of Lot 3 and Lot 8, Randolph Acres recorded in Plat Book 43 at Page 26 of the Public Records of Miami-Dade County, Florida, more particularly described as follows: Begin at the Southwest corner of said Lot 3, thence North 00°48 minutes 43 seconds West along the West line of Lot 3 and 8 of said Randolph Acres, for 599.18 feet; thence North 89°11 minutes 28 seconds East, along the North line of said Lot 8, for 55.54 feet; thence South 00°52 minutes 11 seconds East, along the West line of the East 112 of the East 112 of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 12, Township 56 South, Range 39 East, for a distance of 599.09 feet; thence South 89°05 minutes 55 seconds West along the South line of said Lot 3 or a distance of 56.07 feet (calculated 56.15 feet) to the Point of Beginning.

LESS

That portion of Lots 3, and 4, RANDOLPH ACRES, according to the plat thereof as recorded in Plat Book 43 at Page 26 of the Public Records of Miami-Dade County, Florida, lying Westerly of the Northwesterly right-of-way line of the Miami-Dade County Busway as shown on the Florida Department of Transportation Right of Way Map of Section 99006-2565, recorded in Road Plat Book 124 at Page 73 of the Public Records of Miami-Dade County, Florida, and more particularly described as follows:

Containing 823 square-feet or 0.019 acres, more or less.

Exhibit A is modified on 8-14-19, 8-27-19, and 9-6-19

- (2) If the proposed Development consists of Scattered Sites, for each Scattered Site that is in addition to the Development Location Point information provided in (1) above, identify the latitude and longitude coordinates, rounded to at least the sixth decimal place.

[Click here to enter text.](#)

e. Proximity

- (1) PHA Proximity Point Boost

Does the proposed Development qualify for the PHA Proximity Point Boost?

No

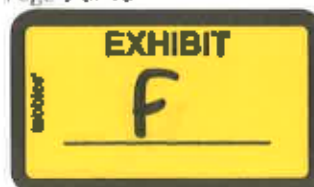
If "Yes", provide the required letter as Attachment 6.

- (2) Transit Services

Provide the location information and distance for one of the four Transit Services on which to base the Application's Transit Score below.

Service	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile) *
Public Bus Stop 1	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>
Public Bus Stop 2	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>
Public Bus Stop 3	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>
Public Bus Transfer Stop	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>
Public Bus Rapid Transit Stop	<u>25.521989</u>	<u>-80.425662</u>	<u>0.28</u>
SunRail Station, Metrolink Station, or TriRail Station	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>

*Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).





38

BUSWAY MAX

DADELAND SOUTH



TransitWay

- SW 104 ST
- SW 112 ST
- SW 120 ST
- SW 124 ST
- SW 128 ST
- THE FALLS
- SW 136 ST
- SW 144 ST
- SW 152 ST
- SW 160 ST
- SW 168 ST
- SW 173 ST
- INDIGO ST
- SW 184 ST

- TransitWay Station
- Park & Ride Lot
- Metrobus Terminal
- Metrorail Station

MARLIN RD

- SW 200 ST / CARIBBEAN BLVD
- SOUTHLAND MALL
- 216 St
- SW 216 ST
- SW 220 ST

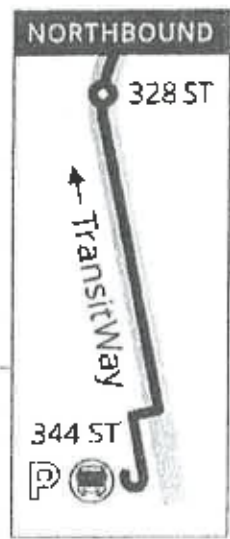
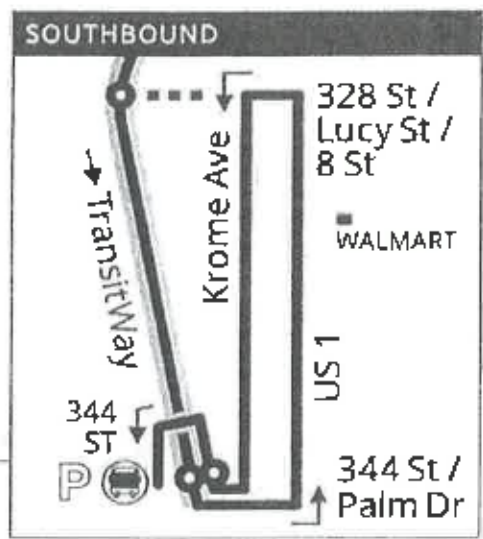


- 232 ST
- SW 244 ST

South Dade TransitWay

- SW 264 ST
- SW 272 ST
- WALDIN DR / SW 280 ST
- SW 296 ST
- NE 2 DR (HIST. HMSD)
- SW 312 ST
- SW 324 ST

FLORIDA CITY



@GoMiamiDade MDT Tracker | EASY Pay Miami

11.2019 www.miamidade.gov/transit 311 or 305.468.5900 TTY/Fla Relay: 711





Schedule



38 Busway MAX
- Weekday (Southbound)
BUSWAY SW 234 St

5:16 AM

Dest: MAX to Florida City

6:32 AM

Dest: MAX to Florida City

7:01 AM

Dest: MAX to Florida City

7:36 AM

Dest: MAX to Florida City

7:56 AM

Dest: MAX to Florida City

8:11 AM

Dest: MAX to Florida City

8:26 AM

Dest: MAX to Florida City

8:41 AM

Dest: MAX to Florida City

8:56 AM

Dest: MAX to Florida City

9:11 AM

Dest: MAX to Florida City

9:26 AM

Dest: MAX to Florida City

9:41 AM

Dest: MAX to Florida City

9:56 AM

Dest: MAX to Florida City

10:11 AM

Dest: MAX to Florida City

10:31 AM

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10:51 AM

Dest: MAX to Florida City

11:11 AM

Dest: MAX to Florida City

11:31 AM

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11:51 AM

Dest: MAX to Florida City

12:11 PM

Dest: MAX to Florida City

12:31 PM

Dest: MAX to Florida City

12:51 PM

Dest: MAX to Florida City

} 25 MINUTES

- Does not meet the 20 minute window requirement

[Back](#)**Schedule****1:31 PM**

Dest: MAX to Florida City

1:51 PM

Dest: MAX to Florida City

2:11 PM

Dest: MAX to Florida City

2:31 PM

Dest: MAX to Florida City

2:52 PM

Dest: MAX to Florida City

3:13 PM

Dest: MAX to Florida City

3:23 PM

Dest: MAX to Florida City

3:34 PM

Dest: MAX to Florida City

3:45 PM

Dest: MAX to Florida City

3:55 PM (4 min)

Dest: MAX to Florida City

4:05 PM

Dest: MAX to Florida City

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[Back](#)**Schedule****6:35 PM**

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7:05 PM

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11:01 PM

Dest: MAX to Florida City

11:31 PM

Dest: MAX to Florida City

12:01 AM

Dest: MAX to Florida City

12:31 AM

Dest: MAX to Florida City

[Back](#)

Schedule



2:20 AM

Dest: MAX to Florida City

3:18 AM

Dest: MAX to Florida City

4:18 AM

Dest: MAX to Florida City



[view full web site](#)

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(3) Community Services

Service	Service Information	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile).*
Grocery Store	Walmart; 14325 SW 268th Street, Naranja, FL 33032	<u>25.520723</u>	<u>-80.423606</u>	<u>0.28</u>
Medical Facility	Service Name and Address	Latitude coordinates	Longitude coordinates	Distance
Pharmacy	Walmart Pharmacy; 14325 SW 268th Street, Naranja, FL 33032	<u>25.520723</u>	<u>-80.423606</u>	<u>0.28</u>
Public School	Miami Douglas MacArthur South Senior High School; 13990 SW 264th St, Hialeah, FL 33032	<u>25.521462</u>	<u>-80.418389</u>	<u>0.32</u>

*Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

6. Number of Building and Units

- a. Total number of units in the proposed Development: 180
- b. Set Aside Commitments

(1) Select one (1) of the following minimum set-aside commitments:

Average Income Test

(2) Total Set Aside Breakdown Chart

- (a) Applicants committing to the minimum set-aside commitment of 20 percent of the total units at 50 percent of the Area Median Income or less or 40 percent of the total units at 60 percent of the Area Median Income or less must complete the following chart:

Type of Units	Percentage of Residential Units	AMI Level
Housing Credit	Enter Number %	At or Below 25%

