

**STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

BDG PARKWOOD LOFTS, LP,

Petitioner,

FHFC Case No. 2020-021BP

FHFC RFA No. 2019-116

Appl. No. 2020-422BS

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

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

Petitioner, BDG PARKWOOD LOFTS, LP (“Parkwood” or “Petitioner”), by and through its undersigned counsel and pursuant to sections 120.57(1) and (3), Florida Statutes and Florida Administrative Code Chapters 28-110, 67-48 and 67-60 as well as the terms of Florida Housing Finance Corporation’s (“FHFC” or “Respondent”) Request for Applications 2019-116 at Section Six, hereby files its Formal Written Protest and Petition for a Formal Administrative Hearing to contest both the proposed award of funding as well as the eligibility, scoring and ranking determinations of FHFC with regard to RFA 2019-116 as set forth herein. In support of this Formal Protest and Petition, Petitioner states as follows:

Parties

1. The agency affected by this Protest and Petition is Florida Housing Finance Corporation located at 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

2. Petitioner, BDG Parkwood Lofts, LP, is a Florida limited partnership whose business address is 501 North Magnolia Avenue, Orlando, Florida 32801. For purposes of this proceeding, the address of Petitioner is that of its undersigned counsel.

3. Petitioner submitted Application No. 2020-422BS in response to Request for Applications (“RFA”) 2019-116 seeking an award of funding pursuant to the State Apartment Incentive Loan (“SAIL”) Program to assist with the development and construction of a 120-unit apartment complex in Orange County, Florida that will be for elderly housing to primarily serve low-income persons.

Notice

4. FHFC issued RFA 2019-116 on November 6, 2019. It was modified several times, and the final RFA was issued on December 20, 2019.

5. Applications in response to this RFA were due to be filed on or before December 30, 2019.

6. FHFC received sixty-five applications in response to this RFA.

7. Petitioner timely filed its application number 2020-422BS requesting an allocation of \$6,000,000 in SAIL funding for its proposed 120-unit affordable housing complex to be located at 3255 West Colonial Drive, Orlando, Florida. This RFA had separate funding categories for projects in small, medium and large counties. Petitioner’s application satisfied all of the required elements of the RFA and is eligible for a funding award.

8. Petitioner received notice of the FHFC’s preliminary determination of which applications were either eligible or ineligible for funding, see Exhibit A, as well as which applications were preliminarily selected for funding, see Exhibit B. These notices, published on two spreadsheets, were published on the FHFC website on March 6, 2020 at 9:35 a.m.

9. On March 11, 2020, Petitioner timely filed its Notice of Intent to Protest. See Exhibit C.

10. This Formal Written Protest and Petition are timely filed in accordance with section 120.57(3), Florida Statutes, and Florida Administrative Code Rules 28-110.004 and 67-60.009.

Background

11. FHFC is a public corporation created in section 420.504, Florida Statutes, organized to provide and promote the public welfare by administering the governmental function of financing or refinancing housing and related facilities in Florida. FHFC's statutory authority is set forth in Chapter 420, Part V, Florida Statutes.

12. One of the programs administered by FHFC is the SAIL program. Section 420.5087, Florida Statutes, provides, in pertinent part:

State Apartment Incentive Loan Program.—There is hereby created the State Apartment Incentive Loan Program for the purpose of providing first, second, or other subordinated mortgage loans or loan guarantees to sponsors, including for-profit, nonprofit, and public entities, to provide housing affordable to very-low-income persons.

(1) Program funds shall be made available through a competitive solicitation process in a manner that meets the need and demand for very-low-income housing throughout the state

§ 420.5087, Fla. Stat.

13. Pursuant to Florida Administrative Code Chapter 67-60 and, more specifically, Rule 67-60.001, FHFC has established procedures to administer the competitive solicitation process for the SAIL program.

RFA 2019-116

14. The SAIL funding offered under this RFA is for housing for the family and elderly demographic. As summarized in the RFA:

Florida Housing Finance Corporation (the Corporation) expects to offer an estimated \$71,362,643, comprised of a part of the Family and Elderly Demographic portion of the SAIL funding appropriated

by the 2019 Florida Legislature. The amounts listed in 1 below include ELI Loan funding to cover the units that are set aside for Extremely Low Income (ELI) Households, including the commitment for a portion of ELI Set-Aside units as Link Units for Persons with Special Needs, as defined in Section 420.0004(13) F.S. and as further outlined in Sections Four A.6.d.(2)(c) of the RFA.

1. Demographic Categories

a. \$22,720,289 of Elderly funding for proposed Developments with the Elderly Demographic Commitment (ALF and Non-ALF), and

b. \$48,642,354 of Family funding for proposed Developments with the Family Demographic Commitment.

Up to a maximum of \$24,321,177 of the Family funding (50% of the total) shall be reserved for Applicants that demonstrate self-financed sources, and meet additional Application criteria set forth in Section Four, A.3.a.(1)(b) below. ("Self-Sourced Applicants")

\$24,321,177 of the Family funding (50% of the total) shall be reserved for Applicants that select the Family Demographic Commitment but do not qualify as Self-Sourced Applicants.

RFA at p. 2.

15. This RFA provides that FHFC's review committee members independently evaluate and score their assigned portions of the submitted applications based on various mandatory and scored items. Failure to meet a mandatory item renders an application ineligible.

16. The maximum total points that could be received for this RFA is 10 points.

17. The following funding goals are established in this RFA:

The Corporation has the following funding goals:

- One Elderly, New Construction Application located in a Large County
- Three Family, New Construction Applications located in a Large County, with a preference that at least two Applications are from Self-Sourced Applicants.
- One Elderly, New Construction, Application located in a Medium County

- Two Family, New Construction, Application located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.

RFA at p. 87.

18. The RFA describes how the applications will be sorted as follows:

Application Sorting Order

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

- a. By the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- b. By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.11.d. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- c. Next, by the Application's Leveraging Level number (which is outlined in Item 3. Of Exhibit C) with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number;
- d. By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
- e. By lottery number, resulting in the lowest lottery number receiving preference.

RFA at p. 87-88.

19. The RFA continues by defining the Funding Selection Process on pages 88-89 of the RFA.¹

¹ Not quoted due to its length.

Substantial Interests Affected

20. Petitioner's substantial interests are being determined in this proceeding because Petitioner is an applicant for SAIL funding pursuant to this RFA. Based on the funding goals, application sorting order and funding selection order, if the two applications ranked ahead of Petitioner are deemed ineligible or otherwise not selected for funding, then Petitioner's application would be approved for funding.

21. As set forth further below, (i) application number 2020-405BS for Christian Manor, selected for funding in Palm Beach County; and (ii) application number 2020-424BSN for Orange County, deemed eligible, not selected for funding but ahead of Petitioner in the selection order, are not eligible and should not be selected for funding.

Christian Manor

22. Application number 2020-405BS is by Christian Manor Restoration, LLC ("Christian Manor") for a 200-unit complex in Palm Beach County, Florida.

23. As noted above, applications can earn a Proximity Funding Preference defined in Section Four, subsection A.5.e as follows:

e. Proximity

The Application may earn proximity points based on the distance between the Development Location Point and the Bus or Rail Transit Service (if Private Transportation is not selected at question 5.e.(2)(a) of Exhibit A) and the Community Services stated in Exhibit A. Proximity points are awarded according to the Transit and Community Service Scoring Charts outlined in Item 2 of Exhibit C. Proximity points will not be applied towards the total score. Proximity points will only be used to determine whether the Applicant meets the required minimum proximity eligibility requirements and the Proximity Funding Preference, as outlined in the chart below....

RFA at p. 21.

24. Applicants were required to achieve a minimum number of 10.5 proximity points to be eligible for funding. However, in order to achieve the Proximity Funding Preference, an applicant had to achieve a score of 12.5 points or higher.

25. In order to achieve the proximity points and to attempt to achieve the Proximity Funding Preference, Christian Manor identified three Public Bus Stops, a Grocery Store, a Medical Facility and a Pharmacy.

26. Applicants are required to identify their sites by the precise Development Location Point using latitude and longitude coordinates. Applicants also identify the latitude and longitude coordinates of the Transit and Community Services. Proximity points are awarded based on the distances between the Development Location Point and the Transit and Community Services points according to a scale set forth in the RFA.

27. Based on the Public Bus Stop locations identified by Christian Manor, the application earned 5 points.

28. Based on the Grocery Store location identified, the applicant would have expected 3 points. Based on the Medical Facility location identified, the applicant would have expected 2.5 points. Based on the Pharmacy location identified, the applicant would have expected 3 points.

29. The total expected by the applicant would have equaled 12.5 and Christian Manor would have achieved the Proximity Funding Preference.

30. The Grocery Store identified by the applicant was Aldi Food Market, 2481 Okeechobee Blvd., West Palm Beach, Florida 33409. However, the coordinates identified by the applicant were not for the Aldi Food Market.

31. The Medical Facility identified by the applicant was MD Now Urgent Care, 2007 Palm Beach Lake Blvd., West Palm Beach, Florida 33409. However, the coordinates listed are not

for MD Now Urgent Care and are not for a medical facility at all. As such, no proximity points should be awarded.

32. Christian Manor did not achieve the Proximity Funding Preference and should not have been selected for funding.

Waterview Preserve

33. Application number 2020-424BSN is by Waterview Preserve, LLC d/b/a Waterview Preserve for a 132-unit complex in Orange County, Florida.

34. The Waterview Preserve application was deemed eligible but was not selected for funding.

35. However, should the Christian Manor application not be selected for funding, the Waterview Preserve application would be the next project selected for funding and would be immediately ahead of Parkwood Lofts.

36. If both Christian Manor and Waterview Preserve are not selected for funding, Parkwood Lofts would be the next project selected for funding based on the criteria in the RFA.

Ability to Proceed

37. The RFA requires applicants to demonstrate an ability to proceed with the project through a series of different documents that demonstrate, *inter alia*, that the property has proper zoning. RFA at p. 10.

38. Waterview Preserve is proposing a four-story apartment complex.

39. As evidence of its ability to proceed with regard to zoning, Waterview Preserve attached the required Local Government Verification That Development Is Consistent With Zoning And Land Use Regulations.” See Exhibit D. This verification form certifies to FHFC that

the property has the proper zoning for the intended use and that no additional hearings or approvals are required.

40. The zoning for this parcel is R-3B/W. See Exhibit E. This zoning classification only allows a maximum building height of forty (40) feet. See Exhibit F. Upon information and belief, Waterview Preserve cannot build this four-story project at a height of forty feet or less.

41. Upon information and belief, Waterview Preserve provided information to the City of Orlando indicating that its proposed project would be a three-story building. See Exhibit G.²

42. Waterview Preserve will need a variance for the next available height limit which would require public hearing and governmental approval. This is contrary to the representations made in the zoning verification form.

43. The Local Government Verification form regarding zoning is inconsistent with the Waterview Preserve's certification that at least 90% of the units will be in a four-story building.

44. As such, the Waterview Preserve application is ineligible for funding for failure to properly demonstrate the ability to proceed.

Leveraging

45. As noted in paragraph 18 above, the Application Sorting Order included a calculation of a Leveraging Level for each application based on a formula set forth in the RFA. Applications with a lower Leveraging Level number are ranked ahead of those with a higher number where Leveraging Level is a differentiator between applications.

46. By virtue of the fact that Waterview Preserve proposed a four-story development and a higher number of units, it received a lower Leveraging Level number than Parkwood Lofts.

² Due to the exigencies created by the current public health emergency, Petitioner has not yet been able to confirm all of the facts stated "upon information and belief" herein. Petitioner is making its allegations in good faith based on the best information currently available.

If Waterview Preserve had anything less than a four-story building—which would be necessary to comply with the applicable zoning requirements—or five less units--its Leveraging Level score would be equal to or higher than Parkwood Lofts and Parkwood Lofts would receive funding ahead of Waterview Preserve by virtue of Parkwood Lofts' lower lottery number.

47. Because the circumstances that allowed Waterview Preserve to incorrectly obtain the zoning verification form and the lower Leveraging Level score provided it with a competitive advantage, such circumstances cannot be considered a minor irregularity in this case.

48. Even if the Waterview Preserve application is eligible, it should not have received the Leveraging Level it was initially awarded and the Parkwood Lofts application should be ranked ahead of Waterview Preserve.

National Housing Trust Fund

49. In addition, Waterview Preserve indicated that National Housing Trust Fund (“NHTF”) funding would be used for its proposed project. See p. 13 of the Waterview Preserve application.

50. The NHTF is a dedicated fund intended to provide revenue to build, rehabilitate and preserve housing for people with the lowest incomes. The NHTF was enacted as part of the Housing and Economic Recovery Act of 2008, P.L. 110-289 (July 30, 2008). The NHTF funds are allocated to the states by the federal Housing and Urban Development Department. The federal regulations governing the NHTF are contained in 24 CFR part 93.

51. In the Introduction to the RFA, Florida Housing said the following regarding NHTF funding for projects awarded in this cycle:

D. National Housing Trust Fund (NHTF)

The Corporation expects to offer an estimated \$5,611,650.50 in National Housing Trust Funds (NHTF) to support NHTF Units that

meet the requirements outlined in Section Four, A.6.d.(2)(d) of the RFA. NHTF funding may be requested by Applicants that select the Development Category of New Construction or Redevelopment (with or without acquisition) and commit to NHTF Units. In such case, the invitation to enter credit underwriting will inform the Applicant of the NHTF award amount, and the requirement to set-aside NHTF Units.

52. The RFA includes Additional Information in Exhibit C. In discussing the eligibility for NHTF funds, the RFA advises applicants of the following:

Note: Although all Applicant (*sic*) awarded NHTF Funding will be required to comply with the HUD environmental requirements as provided in 24 CFR 93.301(f)(1) and (2), Non-Profit Applicants will not be charged a fee for the environmental review.³

53. The regulations contained in 24 CFR 93.301 provide property standards for NHTF projects. Subsection (f)(1) specifically relates to certain environmental provisions that projects that receive this funding must meet. Subsection (f)(1)(vii) is entitled “Wetlands” and provides as follows:

(vii) **Wetlands.**

(A) No draining, dredging, channelizing, filling, diking, impounding, or related grading activities are to be performed in wetlands. No activities, structures, or facilities funded under this program are to adversely impact a wetland.

(B) A wetland means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances, does or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. This definition includes those wetland areas separated from their natural supply of water as a result of activities, such as the construction of structural flood protection methods or solid-fill road beds, or mineral extraction and navigation improvements. This definition is independent of the definition of

³ The RFA is replete with references to the NHTF.

jurisdictional wetland used by the U. S. Army Corps of Engineers under section 404 of the Clean Water Act (33 U.S.C. 1251 et seq.).

A copy of 24 CFR §93.301 is attached as Exhibit H.

54. The site for the Waterview Preserve project is a parcel of approximately 8.2 acres located at 1605 Mercy Drive, Orlando, Florida. See p. 4 of the Waterview Preserve application and Exhibit E.

55. Attached hereto as Exhibit I are documents showing the parcel identified by Waterview Preserve and further demonstrating that the site contains significant wetlands.

56. The property lies in the Wekiva River Study Area, which is an area outlined in the Wekiva River Protection Act. It mandates certain stormwater management practices such as pre-treatment of runoff, resulting in the need for enhanced stormwater systems in order to obtain water management permits from the St. John's River Water Management District and to do any construction.

57. These regulations, along with the Wekiva Overlay zoning imposed by the City of Orlando, will likely mean impacts on the wetlands that exist on the site thereby making NHTF funds unavailable to Waterview Preserve.

58. The RFA requires that each applicant complete and make certain attestations contained on the Applicant Certification and Acknowledgment Form. Among the attestations is the following:

4. The Applicant acknowledges and certifies that it will abide by all commitments, requirements, and due dates outlined in the RFA, inclusive of all exhibits...

59. As described above, due to the presence of significant wetlands on the site and the likelihood that the wetlands will be impacted by the development, the Waterview Preserve project

will not be eligible for NHTF funding. The applicant therefore cannot abide all commitments and requirements in the application and the RFA.

60. Even if the Christian Manor application is not selected for funding, the Waterview Preserve application is not eligible and cannot be selected for funding.

Disputed Issues Of Material Fact And Law

61. Disputed issues of material fact and law exist and entitle Petitioner to a formal administrative hearing pursuant to section 120.57, Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:

- a. Whether the proposed award of funding for Christian Manor is contrary to FHFC's governing statutes, FHFC's rules or policies, or the specifications of this RFA;
- b. Whether the determination that Waterview Preserve is eligible for funding and/or received the sorting order priority it received is contrary to FHFC's governing statutes, FHFC's rules or policies, or the specifications of this RFA;
- c. Whether Petitioner's application should be chosen for the award of SAIL funding;
- d. Such other issues as may be revealed during the protest process.

Concise Statement Of Ultimate Fact And Law, Including The Specific Facts Warranting Reversal Of The Agency's Intended Award

62. Petitioner participated in the RFA process in order to compete for an award of SAIL funds based upon the delineated scoring and ranking criteria. For the reasons set forth above, the application by Christian Manor should not have been selected for funding and the application by Waterview Preserve should be deemed ineligible and/or should not be selected for funding.

63. Unless the eligibility determinations, scores and rankings are corrected and the preliminary allocation revised, Petitioner will be wrongfully excluded from funding and the applications by Christian Manor or Waterview Preserve may be awarded SAIL funds contrary to the provisions of the RFA and FHFC's governing statutes and rules.

64. A correct application of the eligibility, scoring and ranking criteria will result in an award of funding to Petitioner.

Statutes And Rules That Entitle Petitioner To Relief

65. The statutes and rules that entitle Petitioner to relief are found in sections 120.569, 120.57, Chapter 420, Part V, Florida Statutes, and Florida Administrative Code Chapters 28-110, 67-48 and 67-60.

Reservation Of Right To Amend


66. Petitioner reserves the right to amend this Petition as this matter proceeds.

Demand For Relief

WHEREFORE, BDG Parkwood Lofts, LP respectfully requests:

- A. An opportunity to resolve this protest by mutual agreement as set forth in section 120.57(3), Florida Statutes.
- B. If this protest cannot be resolved by mutual agreement, that this matter be referred to the Florida Division of Administrative Hearings for assignment to an Administrative Law Judge for a formal hearing to be conducted pursuant to section 120.57(1) and (30), Florida Statutes.
- C. That the ALJ issue a Recommended Order determining that the applications by Christian Manor and Waterview Preserve be deemed ineligible or otherwise not selected for funding pursuant to RFP 2019-116.

- D. That the ALJ issue a Recommended Order recommending that the application by Petitioner be selected for funding pursuant to RFP 2019-116.
 - E. That a Final Order be issued by FHFC determining that the applications by Christian Manor and Waterview Preserve be deemed ineligible or otherwise not selected for funding pursuant to RFP 2019-116.
 - F. That a Final Order be issued by FHFC selecting Petitioner's application for funding pursuant to RFP 2019-116.
 - G. That Petitioner be granted such other and further relief as is deemed just and proper.
- Respectfully submitted this 23rd day of March, 2020.



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BDG Parkwood Lofts, LP

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of the foregoing Formal Written Protest and Petition for Formal Administrative Hearing has been filed by e-mail with the Corporation Clerk (CorporationClerk@floridahousing.org), Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329, and a copy via Electronic Delivery to the following this 23rd day of March, 2020:

Hugh R. Brown, General Counsel
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Hugh.Brown@floridahousing.org



ATTORNEY

EXHIBIT A

Total SAIL Funding available	71,362,643.00
Total SAIL allocated	68,096,377.00
Total SAIL balance remaining	3,266,266.00
NHTF Funding will be 100% allocated in accordance with Exhibit H	

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	EI Request	Total SAIL Request (SAIL + EI)	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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One Elderly Large County New Construction Application

2020-382SN	Pembroke Tower II	Broward	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	2,000,000	600,000	2,600,000.00	N	SS	88	10	Y	Y	1	Y	33
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Three Family Large County New Construction Applications

2020-435BSN	Culmer Apartments	Miami-Dade	L	Kenneth Naylor	APC Culmer Development, LLC	NC	F	7,000,000	600,000	7,600,000.00	N	Y	239	10	Y	Y	1	Y	9
2020-416BS	Brandon Preserve	Hillsborough	L	James R. Hoover	TVC Development, Inc.	NC	F	6,500,000		6,500,000.00	Y	SS	230	10	Y	Y	5	Y	35
2020-436BS	Ambar Trail	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	NC	F	5,000,000		5,000,000.00	Y	SS	210	10	Y	Y	1	Y	50

One Elderly Medium County New Construction Application

2020-385BSN	Villa Verde	Collier	M	Christopher Shear	MHP Collier Developer, LLC CORE Collier Developer, LLC	NC	E, Non-ALF	6,000,000	600,000	6,600,000.00	N	SS	160	10	Y	Y	3	Y	3
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Two Family Medium County New Construction Applications

2020-411BS*	Royal Park Apartments	Alachua	M	Scott Zimmerman	BDG Royal Park Apartments Developer, LLC	NC	F	5,242,500	600,000	5,842,500.00	Y	SS	176	10	Y	Y	4	Y	7
2020-390S	Magnolia Family	Leon	M	James S. Grauley	New Affordable Housing Partners, LLC Tallahassee Housing Economic Corporation	NC	F	5,611,577	600,000	6,211,577.00	N	Y	130	10	Y	Y	3	Y	58

RFA 2019-116 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	EI Request	Total SAIL Request (SAIL + EI)	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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Small County Application(s)

2020-419BS*	Arbours at Quincy	Gadsden	S	Sam Johnston	Arbour Valley Development, LLC	NC	F	4,312,000	600,000	4,912,000.00	N	Y	80	10	Y	Y	5	Y	26
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Medium County Application(s)

2020-404S	Orange Blossom Village	Indian River	M	Mark J. Kemp	Psalms 127 Development, LLC; ReBuild America of Florida, Inc.; SHAG Orange Blossom, LLC	A/R	E, Non-ALF	4,500,000	463,200	4,963,200.00	N	SS	80	10	Y	Y	4	Y	32
2020-384BS	Parrish Oaks II	Manatee	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	2,248,000	419,100	2,667,100.00	N	Y	48	10	Y	Y	5	Y	42

Large County Application(s)

2020-413SN	Paseo del Rio	Miami-Dade	L	Alberto Milo, Jr.	Paseo del Rio Developer, LLC	NC	F	5,400,000	600,000	6,000,000.00	Y	SS	180	10	Y	Y	2	Y	57
2020-405S	Christian Manor	Palm Beach	L	Paul J. Ponte	Integrity Development Partners, LLC SCG Development Partners, LLC	A/R	E, Non-ALF	5,000,000	600,000	5,600,000.00	N	SS	200	10	Y	Y	1	Y	10
2020-380SN**	Metro Grande III	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,000,000	600,000	3,600,000.00	N	Y	84	10	Y	Y	2	Y	2

*The SAIL request was adjusted during scoring, which affected the Corporation Funding Per Set-Aside Amount.

**The Application Submitted Report did not correctly calculate the number of Set-Aside Units. This was adjusted during scoring, which affected the Corporation Funding Per Set-Aside Amount.

On March 6, 2020, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

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

EXHIBIT B

RFA 2019-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	EI Request	Total SAIL Request (SAIL + EI)	Eligible For Funding?	Self-Sourced Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-379BS	Summer Grove	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,880,000	600,000	7,480,000.00	Y	N	120	10	Y	Y	5	Y	55
2020-380SN***	Metro Grande III	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,000,000	600,000	3,600,000.00	Y	N	84	10	Y	Y	2	Y	2
2020-381BS	Autumn Trace	Collier	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	5,980,000	600,000	6,580,000.00	Y	N	100	10	Y	Y	5	Y	47
2020-382SN	Pembroke Tower II	Broward	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	2,000,000	600,000	2,600,000.00	Y	N	88	10	Y	Y	1	Y	33
2020-383BSN	New Horizons Apartments	Lee	M	Alberto Milo, Jr.	New Horizons Apartments Developer, LLC	NC	F	6,000,000	600,000	6,600,000.00	Y	N	96	10	Y	Y	5	Y	5
2020-384BS	Parrish Oaks II	Manatee	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	2,248,000	419,100	2,667,100.00	Y	N	48	10	Y	Y	5	Y	42
2020-385BSN	Villa Verde	Collier	M	Christopher Shear	MHP Collier Developer, LLC CORE Collier Developer, LLC	NC	E, Non-ALF	6,000,000	600,000	6,600,000.00	Y	N	160	10	Y	Y	3	Y	3
2020-386SN	WRDG T4 Phase Two	Hillsborough	L	Leroy Moore	WRDG T4 Phase Two Developer, LLC	NC	F	6,600,000	600,000	7,200,000.00	Y	N	107	10	Y	Y	3	Y	38
2020-387BS	Villa Valencia	Miami-Dade	L	Lewis V. Swezy	RS Development Corp Lewis V. Swezy	NC	F	6,200,000	600,000	6,800,000.00	Y	N	140	10	Y	Y	3	Y	48
2020-388BSN	Cortez Pointe	Hernando	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,860,000	600,000	6,460,000.00	Y	N	120	10	Y	Y	5	Y	24
2020-390S	Magnolia Family	Leon	M	James S. Grauley	New Affordable Housing Partners, LLC Tallahassee Housing Economic Corporation	NC	F	5,611,577	600,000	6,211,577.00	Y	N	130	10	Y	Y	3	Y	58

Eligible Applications

RFA 2019-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Self-Sourced Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-391S	Serenity Grove	Miami-Dade	L	Oliver L Gross	Serenity Grove Developers, LLC	NC	E, Non-ALF	3,100,000	600,000	3,700,000.00	Y	N	75	10	Y	Y	3	Y	61
2020-392BSN	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	NC	F	6,450,000	600,000	7,050,000.00	Y	N	200	10	Y	Y	1	Y	37
2020-393S	The Arbors at Valhalla Pond	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,200,000	600,000	4,800,000.00	Y	N	96	10	Y	Y	4	Y	49
2020-394S	Superior Manor Apartments II	Miami-Dade	L	Oliver L Gross	SMA II Developers, LLC	NC	F	3,000,000	600,000	3,600,000.00	Y	N	76	10	Y	Y	3	Y	18
2020-395BS	Shoreview Place	Miami-Dade	L	Matthew A. Rieger	HTG Shoreview Developer, LLC	NC	E, Non-ALF	3,650,000	600,000	4,250,000.00	Y	N	118	10	Y	Y	1	Y	59
2020-396S	Calusa Pointe	Palm Beach	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,890,000	600,000	6,490,000.00	Y	N	120	10	Y	Y	5	Y	22
2020-397BSN	Malabar Grove	Brevard	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,260,000	600,000	5,860,000.00	Y	N	120	10	Y	Y	4	Y	41
2020-398SN	Carisbrooke Terrace	Seminole	M	Jonathan L. Wolf	Carisbrooke Terrace Developer, LLC SHA Development, LLC	Redev	E, Non-ALF	4,300,000	538,000	4,838,000.00	Y	N	80	10	Y	Y	5	Y	56
2020-401S	Parkview Commons	Duval	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,980,000	600,000	6,580,000.00	Y	N	122	10	Y	Y	4	Y	44
2020-402S	Cedar Station	Duval	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,120,000	600,000	6,720,000.00	Y	N	128	10	Y	Y	5	Y	40
2020-403BS	Whispering Oaks Apartments	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,880,000	600,000	6,480,000.00	Y	N	142	10	Y	Y	4	Y	1

RFA 2019-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Self-Sourced Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-404S	Orange Blossom Village	Indian River	M	Mark J. Kemp	Psalm 127 Development, LLC; ReBuild America of Florida, Inc.; SHAG Orange Blossom, LLC	A/R	E, Non-ALF	4,500,000	463,200	4,963,200.00	Y	N	80	10	Y	Y	4	Y	32
2020-405S	Christian Manor	Palm Beach	L	Paul J. Ponte	Integrity Development Partners, LLC SCG Development Partners, LLC	A/R	E, Non-ALF	5,000,000	600,000	5,600,000.00	Y	N	200	10	Y	Y	1	Y	10
2020-406S	Island Cove Apartments	Palm Beach	L	Darren Smith	SHAG Island Cove, LLC Delray Housing Group, Inc.	NC	F	3,780,000	600,000	4,380,000.00	Y	N	54	10	Y	Y	5	Y	52
2020-407BS	Metro Grande I	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	3,000,000	600,000	3,600,000.00	Y	N	108	10	Y	Y	1	Y	20
2020-408S	Pinnacle 441	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	7,000,000	600,000	7,600,000.00	Y	N	110	10	Y	Y	3	Y	28
2020-410SN	Sonata	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC The PCC Community Development, LLC	NC	F	6,830,000	600,000	7,430,000.00	Y	N	121	10	Y	Y	3	Y	63
2020-411BS*	Royal Park Apartments	Alachua	M	Scott Zimmerman	BDG Royal Park Apartments Developer, LLC	NC	F	5,242,500	600,000	5,842,500.00	Y	Y	176	10	Y	Y	4	Y	7
2020-412SN	Brisas del Este Apartments	Miami-Dade	L	Alberto Milo, Jr.	Brisas del Este Apartments Developer, LLC	NC	F	5,000,000	600,000	5,600,000.00	Y	N	150	10	Y	Y	2	Y	36
2020-413SN	Paseo del Rio	Miami-Dade	L	Alberto Milo, Jr.	Paseo del Rio Developer, LLC	NC	F	5,400,000	600,000	6,000,000.00	Y	Y	180	10	Y	Y	2	Y	57
2020-414S	Residences at Opa-Locka	Miami-Dade	L	Robert Hoskins	NuRock Development Partners Inc.	NC	F	6,000,000	600,000	6,600,000.00	Y	N	180	10	Y	Y	2	Y	29
2020-415SN	Uptown Sky	Hillsborough	L	Shawn Wilson	Blue Sky Developer, LLC and University Area Community Development Corporation, Inc.	NC	F	5,300,000	600,000	5,900,000.00	Y	N	87	10	Y	Y	5	Y	30
2020-416BS	Brandon Preserve	Hillsborough	L	James R. Hoover	TVC Development, Inc.	NC	F	6,500,000		6,500,000.00	Y	Y	230	10	Y	Y	5	Y	35
2020-417SN	The Club at River Ridge	Pasco	M	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	5,540,000	589,200	6,129,200.00	Y	N	84	10	Y	Y	5	Y	16
2020-419BS*	Arbours at Quincy	Gadsden	S	Sam Johnston	Arbour Valley Development, LLC	NC	F	4,312,000	600,000	4,912,000.00	Y	N	80	10	Y	Y	5	Y	26

RFA 2019-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Self-Sourced Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-420BS	St. Peter Claver Place	Lee	M	Eric C. Miller	National Development of America, Inc. St. Peter Claver Developer, Inc. LCHA Developer, LLC	NC	F	6,000,000	600,000	6,600,000.00	Y	N	120	10	Y	Y	4	Y	39
2020-422BS	Parkwood Lofts	Orange	L	Scott Zimmerman	BDG Parkwood Lofts Developer, LLC	NC	E, Non-ALF	6,000,000	600,000	6,600,000.00	Y	N	120	10	Y	Y	5	Y	12
2020-423BSN	Woodlock Manor	Alachua	M	Scott Zimmerman	BDG Boutwell Apartments Developer, LLC	NC	E, Non-ALF	6,000,000	600,000	6,600,000.00	Y	N	120	10	Y	Y	4	Y	11
2020-424BSN	Waterview Preserve	Orange	L	Christopher Savino	Waterview Preserve Developer, LLC Judd Roth Real Estate Development, Inc.	NC	E, Non-ALF	7,000,000	600,000	7,600,000.00	Y	N	132	10	Y	Y	4	Y	14
2020-426BSN	Oakfield Place	Manatee	M	Christopher Savino	Oakfield Place Developer, LLC Judd Roth Real Estate Development, Inc.	NC	F	5,850,000	600,000	6,450,000.00	Y	N	120	10	Y	Y	4	Y	46
2020-427BSN	Northside Transit Village V	Miami-Dade	L	Kenneth Naylor	Northside Property V Development, LLC	NC	E, Non-ALF	7,000,000	600,000	7,600,000.00	Y	N	162	10	Y	Y	3	Y	27
2020-428BSN	Northside Transit Village III	Miami-Dade	L	Kenneth Naylor	Northside Property III Development, LLC	NC	F	7,000,000	600,000	7,600,000.00	Y	N	168	10	Y	Y	2	Y	62
2020-429BSN	Culmer Apartments II	Miami-Dade	L	Kenneth Naylor	APC Culmer Development II, LLC	NC	E, Non-ALF	6,650,000	600,000	7,250,000.00	Y	N	200	10	Y	Y	2	Y	51
2020-430BSN	Northwest Gardens VI	Broward	L	Kenneth Naylor	APC Northwest Properties VI Development, LLC HEF Development LLC	NC	F	5,315,000	600,000	5,915,000.00	Y	N	122	10	Y	Y	2	Y	8
2020-431BSN	Brownsville Transit Village V	Miami-Dade	L	Kenneth Naylor	APC Brownsville Village V Development, LLC	NC	F	6,300,000	600,000	6,900,000.00	Y	N	120	10	Y	Y	3	Y	45
2020-432BSN	Quail Roost Transit Village III	Miami-Dade	L	Kenneth Naylor	Quail Roost III Development, LLC	NC	E, Non-ALF	5,000,000	600,000	5,600,000.00	Y	N	150	10	Y	Y	2	Y	15
2020-433BSN	Saratoga Crossings III	Broward	L	Anne Castro	APC Saratoga Crossings III Development, LLC Dania Beach Quality Housing Solutions, Inc.	NC	F	5,250,000	600,000	5,850,000.00	Y	N	75	10	Y	Y	4	Y	64

RFA 2019-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Self-Sourced Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-434BSN	Quail Roost Transit Village II	Miami-Dade	L	Kenneth Naylor	Quail Roost II Development, LLC	NC	F	6,650,000	600,000	7,250,000.00	Y	N	200	10	Y	Y	2	Y	6
2020-435BSN	Culmer Apartments	Miami-Dade	L	Kenneth Naylor	APC Culmer Development, LLC	NC	F	7,000,000	600,000	7,600,000.00	Y	N	239	10	Y	Y	1	Y	9
2020-436BS	Ambar Trail	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	NC	F	5,000,000		5,000,000.00	Y	Y	210	10	Y	Y	1	Y	50
2020-437BSN	Woodland Park Phase II	Alachua	M	Matthew A. Rieger	HTG Woodland Phase II Developer, LLC GHA Development, LLC	NC	F	5,950,000	600,000	6,550,000.00	Y	N	110	10	Y	Y	5	Y	31
2020-439BS	Stadium Tower	Miami-Dade	L	Lewis V. Swezy	RS Development Corp Lewis V. Swezy	NC	F	3,570,000	600,000	4,170,000.00	Y	N	96	10	Y	Y	2	Y	23
2020-440BS	Parc Grove	Miami-Dade	L	Randy Rieger	Parc Grove Developer, LLC	NC	E, Non-ALF	6,450,000	600,000	7,050,000.00	Y	N	200	10	Y	Y	1	Y	19
2020-441SN	Union Trail	Pinellas	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,180,000	600,000	4,780,000.00	Y	N	82	10	Y	Y	5	Y	25
2020-442BS	Mount Hermon Apartments	Broward	L	Matthew A. Rieger	HTG Mount Hermon Developer, LLC	NC	E, Non-ALF	7,000,000	600,000	7,600,000.00	Y	N	100	10	Y	Y	4	Y	43

RFA 2019-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Self-Sourced Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-438S	The Villages Apartments, Phase II	Miami-Dade	L	Oliver L Gross	Villages II Developers, LLC	NC	F	4,500,000	600,000	5,100,000.00	N	N	120	10	Y	Y		Y	60
2020-399SN	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC SHA Development, LLC	Redev	F	4,100,000	557,900	4,657,900.00	N	N	80	10	Y	Y		Y	54
2020-389SN**	Quiet Meadows	Palm Beach	L	Joseph Glucksman	Quiet Meadows LLC Managing Member - McCurdy Senior Housing Corporation Member - Palm Beach County Housing Authority	NC	E, Non-ALF	7,000,000	-	7,000,000.00	N	N	132	10	Y	Y		Y	21
2020-409SN***	Village of Valor	Palm Beach	L	Kathy Makino-Leiptz	KMS Holdings Florida, LLC, Village of Valor LLC	NC	F	7,000,000		7,000,000.00	N	N	161	5	Y	Y		Y	53
2020-425BSN	Siesta Lago Place	Osceola	M	Jordan Leffler	Siesta Lago Place Developer, LLC Judd Roth Real Estate Development, Inc.	NC	F	6,000,000	600,000	6,600,000.00	N	N	108	0	N	N		N	17
2020-400S	Villas at Academy Place	Seminole	M	Darren Smith	SCHA Developer, LLC; Pantheon Development Group, LLC	NC	F	3,540,000	452,500	3,992,500.00	N	N	60	10	Y	Y		Y	13
2020-421BS	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	NC	F	6,000,000	600,000	6,600,000.00	N	N	96	10	Y	Y		Y	4
2020-418SN*	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	NC	F	5,755,649	600,000	6,355,649.00	N	N	84	10	N	Y		Y	34

*The SAIL request was adjusted during scoring, which affected the Corporation Funding Per Set-Aside Amount.

**The ELI Request Amount was adjusted during scoring.

***The Application Submitted Report did not correctly calculate the number of Set-Aside Units. This was adjusted during scoring, which affected the Corporation Funding Per Set-Aside Amount.

On March 6, 2020, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

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

EXHIBIT C

AUSLEY MCMULLEN

ATTORNEYS AND COUNSELORS AT LAW

123 SOUTH CALHOUN STREET
P.O. BOX 391 (ZIP 32302)
TALLAHASSEE, FLORIDA 32301
(850)224-9115 FAX (850)222-7560
*Direct Dial for Michael Glazer- (850)425-5474
mglazer@ausley.com*

March 11, 2020

VIA HAND DELIVERY AND EMAIL TO:
CorporationClerk@floridahousing.org

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

RECEIVED
20 MAR 11 AM 8:09
FLORIDA HOUSING
FINANCE CORPORATION

RE: RFA 2019-116 SAIL Financing of Affordable Multifamily Housing Developments
to be Used in Conjunction With Tax-Exempt Bond Financing And Non-
Competitive Housing Credits
Notice of Protest by BDG Parkwood Lofts, LP
Applicant for Application No. 2020-422BS

Dear Corporation Clerk:

This law firm represents BDG Parkwood Lofts, LP. Pursuant to section 120.57(3), Florida Statutes and Florida Administrative Code Rules 28-110.003 and 67-60.009(2), BDG Parkwood Lofts, LP, the applicant for Application No. 2020-422BS in RFA 2019-116, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting the proposed awards of funding (Att. A) and proposed scoring, eligibility and ineligibility determinations (Att. B) in RFA 2019-116 as approved by the Board of Florida Housing Finance Corporation on Friday, March 6, 2020. These spreadsheets were posted on the Corporation's website on Friday, March 6, 2020 at 9:35 a.m. This Notice of Protest is timely filed within 72 hours of said posting (excluding Saturdays and Sundays).

BDG Parkwood Lofts, LP will file its formal written protest within the time required by Section 120.57(3), Florida Statutes.

Sincerely,


Michael L. Glazer

RFA 2019-116 Board Approved Preliminary Awards

Total SAIL Funding available	71,362,643.00
Total SAIL allocated	68,096,377.00
Total SAIL balance remaining	3,266,266.00

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

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
One Elderly Large County New Construction Application																			
2020-3825N	Pearlruke Tower II	Broward	I	J Davic Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	MC	E, Non-ALF	2,000,000	600,000	2,600,000.00	N	SS	88	10	Y	Y	1	Y	54
Three Family Large County New Construction Applications																			
2020-4348SW	Culmer Apartments	Miami-Dade	L	Kenzeth Nayler	AFC Culmer Development, LLC	MC	F	7,000,000	600,000	7,600,000.00	N	Y	239	10	Y	Y	1	Y	9
2020-4186S	Brandon Preserve	H. St. Johns	I	Lesley P. Hoover	TVG Development, LLC	MC	F	6,300,000		6,300,000.00	Y	SS	230	10	Y	Y	5	Y	35
2020-4364S	Ambar Trail	Miami-Dade	L	Elera M. Atcomes	Ancora, LLC	MC	F	5,000,000		5,000,000.00	Y	SS	210	10	Y	Y	1	Y	50
One Elderly Medium County New Construction Application																			
2020-3636SW	Villas Verde	Collier	M	Christofer Sharr	MHP Collier Developer, LLC COHE Collier Developer, LLC	MC	E, Non-ALF	6,000,000	600,000	6,600,000.00	Y	SS	180	10	Y	Y	3	Y	3
Two Family Medium County New Construction Applications																			
2020-4118S*	Royal Park Apartments	Alachua	M	Scott Zimmerman	3DG Royal Park Apartments Developer, LLC	MC	F	5,212,500	600,000	5,812,500.00	Y	SS	176	10	Y	Y	4	Y	7
2020-390S	Marxville Family	Leon	M	James S. Trauley	New Affordable Housing Partners, LLC Tallahassee Housing Economic Corporation	MC	F	5,611,577	600,000	6,211,577.00	N	Y	130	10	Y	Y	3	Y	56

ATTACHMENT A

RFA 2019-116 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Site	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
Small County Application(s)																			
2020-41985*	Arbours at Quincy	Gadsden	S	Sam Johnston	Arbour Valley Development, LLC	MC	F	4,312,000	600,000	4,912,000.00	N	Y	80	10	Y	Y	5	Y	26
Medium County Application(s)																			
2020-41945	Orange Blossom Village	Indian River	M	Mark J. Kemp	Palms 127 Development, LLC; ReBuild America of Florida, Inc.; Shaw Group Blossom, LLC	A/R	E, Non-ALF	4,500,000	465,200	4,965,200.00	N	Y	80	10	Y	Y	4	Y	32
2020-38445	Parrish Oaks II	Manatee	M	David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	MC	F	2,248,000	419,100	2,667,100.00	N	Y	48	10	Y	Y	5	Y	42
Large County Application(s)																			
2020-1135N	Passueli Eco	Miami-Dade	L	Alberto Milu, Jr.	Passueli Rio Developer, LLC	MC	F	5,400,000	600,000	6,000,000.00	Y	Y	180	10	Y	Y	2	Y	57
2020-1055	Christan Avamar	Palm Beach	L	Paul J. Ponte	Integrity Development Partners, LLC SOC Development Partners, LLC	A/R	E, Non-ALF	5,000,000	600,000	5,600,000.00	N	Y	200	10	Y	Y	-	Y	10
2020-3925K**	Metro Grande III	Miami-Dade	L	Miam S. Magdos	Corretrone Group Partners, LLC	MC	F	4,000,000	600,000	4,600,000.00	N	Y	84	10	Y	Y	2	Y	7

*The SAIL request was approved during scoring, which affected the Corporation Funding Per Set-aside Amount.

**The application Submitted Report did not correctly calculate the amount of set-aside. It is. This was adjusted during scoring, which affected the Corporation Funding Per Set-aside Amount.

On March 6, 2020, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.5713, F.S., and Rule 67-60.009, F.A.C., and Rule 67-60.009, F.A.C., Failure to file a protest within the time prescribed in Section 120.5713, Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2019-116 -- Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SALE Request	ELI Request	Total SALE Request (SALE + ELI)	Eligible For Funding?	Self-Sourced Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-37985	Summer Grove	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,880,000	600,000	7,480,000.00	Y	N	120	10	Y	Y	5	Y	55
2020-3875N***	Metro Grande III	Miami-Dade	I	Mara S. Madus	Cornestone Group Partners, LLC	NC	F	3,000,000	600,000	3,600,000.00	Y	N	84	10	Y	Y	7	Y	2
2020-38185	Autumn Trace	Culler	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	5,980,000	600,000	6,580,000.00	Y	N	100	10	Y	Y	5	Y	47
2020-3825N	Pembroke Tower II	Stovare	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	2,000,000	600,000	2,600,000.00	Y	N	88	10	Y	Y	1	Y	33
2020-38385M	New Horizons Apartments	Lee	M	Alfredo Milio Jr.	New Horizons Apartments Developer, LLC	NC	F	6,000,000	600,000	6,600,000.00	Y	N	96	10	Y	Y	5	Y	5
2020-38405	Parish Oaks I	Manatee	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	2,248,000	419,100	2,667,100.00	Y	N	48	10	Y	Y	5	Y	42
2020-38505M	Villa Verde	Collier	M	Christopher Shea	MHP Collier Developer, LLC	NC	E, Non-ALF	6,000,000	600,000	6,600,000.00	Y	N	160	10	Y	Y	3	Y	3
2020-3865N	WRDG T4 Phase Two	Hillsborough	L	Leroy Moore	WRDG T4 Phase Two Developer, LLC	NC	F	6,500,000	600,000	7,100,000.00	Y	N	107	10	Y	Y	3	Y	38
2020-38785	Villa Vantona	Miami-Dade	L	Lewis V. Sweeny	RS Development Co-Op Lewis V. Sweeny	NC	F	6,200,000	600,000	6,800,000.00	Y	N	140	10	Y	Y	3	Y	48
2020-38885N	Concor Printc	Hernando	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,860,000	600,000	6,460,000.00	Y	N	120	10	Y	Y	5	Y	24
2020-3905	Magagnolle Family	Levor	M	James S. Grauey	New Affordable Housing Partners, LLC Tallahassee Housing economic Corporation	NC	F	5,611,577	600,000	6,211,577.00	Y	N	150	10	Y	Y	3	Y	56

ATTACHMENT B

RFA 2019-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Seat	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SALE Request	ELI Request	Total SALE Request (SALE + ELI)	Eligible For Funding?	Self-Sourced Applicant?	Total Number of Units	Total Points	Priority Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-3915	Serenity Grove	Miami-Dade		Oliver Gross	Serenity Grove Developers, LLC	NC	E, Non-ALF	3,100,000	600,000	3,700,000.00	Y	N	75	10	Y	Y	3	Y	19
2020-39265M	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	NC	F	6,450,000	600,000	7,050,000.00	Y	N	280	10	Y	Y	1	Y	37
2020-3935	The Arbor at Valhalla Pond	Hillsborough	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	4,200,000	600,000	4,800,000.00	Y	N	96	10	Y	Y	4	Y	49
2020-3945	Superior Metro Apartments II	Miami-Dade	L	Oliver Gross	SMA II Developers, LLC	NC	F	3,200,000	600,000	3,800,000.00	Y	N	76	10	Y	Y	3	Y	18
2020-39585	Shoreview Place	Miami-Dade	L	Matthew A. Rieger	HTG Shoreview Developer, LLC	NC	E, Non-ALF	3,650,000	600,000	4,250,000.00	Y	N	118	10	Y	Y	1	Y	59
2020-3965	Calusa Pointe	Palm Beach	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	2,890,000	600,000	6,490,000.00	Y	N	120	10	Y	Y	3	Y	22
2020-39785Y	Malabar Grove	Brevard	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,260,000	600,000	5,860,000.00	Y	N	120	10	Y	Y	4	Y	27
2020-3985N	Carisbrooke Terracotta	Seminole	M	Jonathan L. Wolf	Carisbrooke Terracotta Developer, LLC SMA Development, LLC	Redev	E, Non-ALF	4,300,000	538,000	4,838,000.00	Y	N	80	10	Y	Y	5	Y	56
2020-4015	Parkview Commons	Duval	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,980,000	600,000	6,580,000.00	Y	N	122	10	Y	Y	2	Y	44
2020-4025	Cedar Station	Duval	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,120,000	600,000	6,720,000.00	Y	N	128	10	Y	Y	5	Y	40
2020-4035	Wilsperrig Oaks Apartments	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,860,000	600,000	6,460,000.00	Y	N	142	10	Y	Y	4	Y	1

RFA 2019-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developer	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Self-Sourced Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-4045	Orange Blossom Village	Indian River	M	Mark J. Kemp	Psalmis 127 Development, LLC; ReBuild America of Florida, Inc.; SHAG Orange Blossom, LLC	A/R	E, Non-ALF	4,500,000	483,200	4,983,200.00	Y	N	80	10	Y	Y	4	Y	32
2020-4055	Christian Manor	Palm Beach	L	Paul J. Ponte	Integrity Development Partners, LLC SCLS Development Partners, LLC	A/R	F, Non-ALF	5,000,000	600,000	5,600,000.00	Y	N	200	10	Y	Y	1	Y	10
2020-4065	Island Cove Apartments	Palm Beach	L	Darren Smith	SHAG Island Cove, LLC Delray Housing Group, PC	NC	F	3,780,000	600,000	4,380,000.00	Y	N	54	10	Y	Y	5	Y	52
2020-40765	Metin Grande I	Miami-Dade	L	Maria S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	3,000,000	000,000	3,000,000.00	Y	N	108	10	Y	Y	1	Y	20
2020-4085	Pinnacle 443	Broward	L	David O. Deutch	Pinnacle Communities, L.C	NC	F	7,000,000	000,000	7,000,000.00	Y	N	110	10	Y	Y	3	Y	76
2020-4105N	Sonata	Broward	L	Maria S. Mades	Cornerstone Group Partners, LLC The FCC Community Development, L.C	NC	F	6,830,000	000,000	7,430,000.00	Y	N	121	10	Y	Y	3	Y	63
2020-41105*	Royal Park Apartments	Alachua	M	Scott Zimmerman	BDG Royal Park Apartments Developer, LLC	NC	F	5,242,500	600,000	5,842,500.00	Y	Y	176	10	Y	Y	4	Y	7
2020-4125h	Brisas del Este Apartments	Miami-Dade	L	Alberto Milla, Jr.	Brisas del Este Apartments Developer, LLC	NC	F	5,600,000	600,000	6,200,000.00	Y	N	150	10	Y	Y	2	Y	36
2020-4135N	Paseo del Rio	Miami-Dade	L	Alberto Milla, Jr.	Paseo del Rio Developer, LLC	NC	F	5,400,000	600,000	6,000,000.00	Y	Y	180	10	Y	Y	2	Y	57
2020-4145	Residences at Ops Locks	Miami-Dade	L	Robert Hoskins	NuRock Development Partners Inc.	NC	F	6,700,000	600,000	7,300,000.00	Y	N	180	10	Y	Y	2	Y	29
2020-4155 N	Liptonway Sky	Hillsborough	L	Shawn Wicker	Blue Sky Developer, LLC and University Area Community Development Corporation, Inc.	NC	F	5,300,000	600,000	5,900,000.00	Y	N	87	10	Y	Y	5	Y	30
2020-4168h	Brandon Preserve	Hillsborough	L	James R. Hoover	TVC Development, Inc.	NC	F	6,700,000		6,500,000.00	Y	Y	230	10	Y	Y	5	Y	35
2020-4175N	The Clusters at River Ridge	Pasco	M	Shawn Wilson	Blue Sky Developer, LLC	NC	E, Non-ALF	5,540,000	589,200	6,129,200.00	Y	N	84	10	Y	Y	5	Y	16
2020-41965**	Aroura at Quincy	Gadsden	S	Sam Johnson	Arbour Valley Development, LLC	NC	F	4,912,000	600,000	5,512,000.00	Y	N	90	10	Y	Y	5	Y	26

RFA 2019-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible for Funding?	Self-Sourced Applicant?	Total Number of Units	Total Points	Priority Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-420BS	St. Peter Claver Place	Isc	M	Eric C. Miller	National Development of America, Inc. St. Peter Claver Developer, Inc. ICHA Developer, LLC	MC	F	6,000,000	600,000	6,600,000.00	Y	N	120	10	Y	Y	4	Y	39
2020-422BS	Fairwood Lofts	Orange	L	Scott Zimmerman	306 Parkwood Lofts Developer, LLC	MC	E, Non-ALF	6,000,000	600,000	6,600,000.00	Y	N	170	10	Y	Y	5	Y	12
2020-423BS	Woodlock Manor	Alachua	M	Scott Zimmerman	306 Boutwell Apartments Developer, LLC	MC	E, Non-ALF	6,000,000	600,000	6,600,000.00	Y	N	170	10	Y	Y	4	Y	11
2020-424BS	Wynview Preserve	Orange	L	Christopher Savino	Wynview Preserve Developer, LLC Judd Roth Real Estate Development, Inc.	MC	E, Non-ALF	7,000,000	600,000	7,600,000.00	Y	N	137	10	Y	Y	4	Y	14
2020-425BS	Oakcreek Place	Manatee	M	Christopher Savino	Oakcreek Place Developer, LLC Judd Roth Real Estate Development, Inc.	MC	F	5,850,000	600,000	6,450,000.00	Y	N	120	10	Y	Y	4	Y	46
2020-427BS	Northside Transit Village V	Miami-Dade	L	Kenneth Vaylor	Northside Property V Development, LLC	MC	E, Non-ALF	7,000,000	600,000	7,600,000.00	Y	N	167	10	Y	Y	3	Y	27
2020-428BS	Northside Transit Village III	Miami-Dade	L	Kenneth Vaylor	Northside Property III Development, LLC	MC	F	7,000,000	600,000	7,600,000.00	Y	N	168	10	Y	Y	2	Y	62
2020-429BS	Cammer Apartments II	Miami-Dade	L	Kenneth Vaylor	APC Culmer Development II, LLC	MC	E, Non-ALF	6,650,000	600,000	7,250,000.00	Y	N	200	10	Y	Y	7	Y	51
2020-430BS	Northwest Gardens VI	Broward	L	Kenneth Vaylor	APC Northwest Properties VI Development, LLC HEF Development LLC	MC	F	5,315,000	600,000	5,915,000.00	Y	N	177	10	Y	Y	2	Y	8
2020-431BS	Brownsville Transit Village V	Miami-Dade	L	Kenneth Vaylor	APC Brownsville Village V Development, LLC	MC	F	6,300,000	600,000	6,900,000.00	Y	N	130	10	Y	Y	3	Y	15
2020-432BS	Quail Roost Transit Village III	Miami-Dade	L	Kenneth Vaylor	Quail Roost III Development, LLC	MC	F, Non-ALF	5,000,000	600,000	5,600,000.00	Y	N	150	10	Y	Y	2	Y	15
2020-433BS	Saratoga Crossings III	Broward	-	Vincent Castu	APC Saratoga Crossings III Development, LLC Dania Reach Quality Housing Solutions, Inc.	MC	F	5,240,000	600,000	5,850,000.00	Y	N	75	10	Y	Y	4	Y	64

RFA 2019-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Devel. Comment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Self-Sourced Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-036785M	Quail Run: Transit Village II	Miami-Dade	L	Kenneth Naylor	Quail Run II Development, LLC	MC	F	6,650,000	600,000	7,250,000.00	Y	N	200	10	Y	Y	2	Y	9
2020-03585V	Culmer Apartments	Miami Dade	L	Kenneth Naylor	APC Culmer Development, LLC	MC	F	7,000,000	600,000	7,600,000.00	Y	N	289	10	Y	Y	1	Y	9
2020-03685	Ambar Trail	Miami-Dade	L	Doris M. Adames	Ambar's, LLC	MC	F	5,000,000		5,000,000.00	Y	Y	210	10	Y	Y	1	Y	50
2020-03785M	Woodland Park Phase II	Alachua	M	Matthew A. Rieger	HTC Woodland Phase II Developer, LLC GHA Development, LLC	MC	F	5,950,000	600,000	6,550,000.00	Y	N	110	10	Y	Y	5	Y	31
2020-03965	Stadium Tower	Miami Dade	L	Lewis V. Swezy	RS Development Corp Lewis V. Swezy	VC	F	5,570,000	600,000	6,170,000.00	Y	N	96	10	Y	Y	7	Y	23
2020-04065	Parc Grove	Miami-Dade	L	Randy Rieger	Parc Grove Developer, LLC	VC	E, Non-ALF	6,150,000	600,000	7,050,000.00	Y	N	200	10	Y	Y	3	Y	19
2020-0415N	Union Trail	Pinellas	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	VC	F	4,180,000	600,000	4,780,000.00	Y	N	82	10	Y	Y	5	Y	25
2020-04285	Mount Hermon Apartments	Broward	L	Matthew A. Rieger	HTC Mount Hermon Developer, LLC	MC	E, Non-ALF	7,000,000	600,000	7,600,000.00	Y	N	100	10	Y	Y	4	Y	43

RFA 2019-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAL Request	ELI Request	Total SAL Request (SAL + ELI)	Eligible For Funding?	Self-Sourced Applicants?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2020-136S	The Villages Apartments, Phase II	Miami Dade	L	Diver Gross	Villages II Developers, LLC	NC	F	4,500,000	600,000	5,100,000.00	N	N	120	10	Y	Y		Y	60
2020-399SN	Talland Park	Seminole	M	Jonathan L. Welf	Talland Park Developer, LLC SHA Development, LLC	ResDev	F	4,100,000	557,900	4,657,900.00	N	N	80	10	Y	Y		Y	54
2020-389SN**	Quiet Meadows	Palm Beach	L	Joselyn Glucksmann	Quiet Meadows LLC Managing Member - McCurdy Senior Housing Corporation Member - Palm Beach County Housing Authority	NC	F, Non-ALC	7,000,000	-	7,000,000.00	N	N	132	10	Y	Y		Y	21
2020-409SN***	Village of Valar	Palm Beach	L	Kathy Malino-Leipitz	KM'S Holdings Florida, LLC, Village of Valar LLC	NLC	F	7,000,000		7,000,000.00	Y	N	161	5	Y	Y		Y	53
2020-425BEY	Siesta Lago Place	Osceola	M	Jordan Leifler	Siesta Lago Place Developer, LLC Ludd Roth Real Estate Development, Inc.	NC	F	6,000,000	600,000	6,600,000.00	N	N	108	0	N	N		N	17
2020-400S	Villas at Academy Place	Seminole	M	Darren Smith	SLCA Developer, LLC; Pantheon Development Group, LLC	NC	F	3,540,000	452,500	3,992,500.00	N	N	60	10	Y	Y		Y	13
2020-471RS	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	DC Orchid Apartments Developer, LLC	YC	F	6,000,000	600,000	6,600,000.00	N	N	36	10	Y	Y		Y	4
2020-416SN*	Ocoda Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	YC	F	5,755,649	600,000	6,355,649.00	N	N	84	10	N	Y		Y	34

* The SAL request was adjusted during scoring, which affected the Corporation's funding per set-aside amount.

** The ELI request amount was adjusted during scoring.

*** The Application Submitted Report did not correctly calculate the number of set-aside units. This was adjusted during scoring, which affected the Corporation's funding per set-aside amount.

On March 6, 2020, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-80.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

EXHIBIT D

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS
CONSISTENT WITH ZONING AND LAND USE REGULATIONS**

Name of Development: Waterview Preserve

1605 Mercy Drive, Orlando, FL

Development Location: _____

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Saturated Sites, if applicable, must also be included.

Number of Units in the Development: 140

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development's proposed number of units, density, and intended use are consistent with current land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no hearings or approvals required to obtain the appropriate zoning classification. Assuming compliance with the applicable land use regulations, there are no known conditions that would preclude construction or rehabilitation of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of Orlando has vested in me the authority to verify
(Name of City/County)

consistency with local land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Elisabeth Dang
Signature

9/17/19
Date Signed

Elisabeth Dang
Print or Type Name

Planning Official
Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatures. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

EXHIBIT E

Parcel Report for: 20-22-29-0000-00-050

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: Tue Mar 03 2020 11:39:05 GMT-0500 (Eastern Standard Time)

This map is for reference only and is not a survey

OCA Web Map		
	Major Roads	
	Public Roads	
	Gated Roads	
	Road Under Construction	
	Rail Road	
	Proposed SunRail	
	Florida Turnpike	
	Interstate 4	
	Toll Road	
	Hydro	
	Waste Land	
	Golf Course	
	Lakes and Rivers	
	Hospital	



292220000000050 01/02/2007

Info as of Tue Mar 03 2020 11:39

RECORD CARD	2019 Property Record Card	NBHD COOD	920300000
PARCEL ID	20-22-29-0000-00-050	FEAT COOD	
STREET ADDRESS	1605 MERCY DR	NC FLAG	0
NAME(1)	POUR PENMANSHIP INC	CONDO FLAG	
NAME(2)		ST PLANE X-COORD	518641.07
MAILING ADDRESS	14043 SW 53RD ST	ST PLANE Y-COORD	1537639.37
CITY	MIRAMAR	ACREAGE	8.245
STATE	FL	ACRE CODE	System Generated
ZIP CODE	33027	LOT AREA (SQFT)	359157.575675
CITY CODE	ORL	PARCEL	292220000000050
MILLAGE CODE	08	PARENT ID	
PROPERTY USE CODE	1003		

Values as of Tue Mar 03 2020 11:39

LAND (MKT) VALUE	working...	PREVIOUS YEAR ASSESSED VALUE	\$227,405.00
BUILDING VALUE	working...	PREVIOUS YEAR MARKET (JUST)	\$227,405.00
EXTRA FEATURE VALUE	working...	PREVIOUS YEAR TAXABLE VALUE	\$227,405.00
MARKET (JUST) VALUE	working...	MARKET (JUST) VALUE CHANGE PCT	working...
ACCESSED VALUE	working...		

Land as of Tue Mar 03 2020 11:39

LAND LINE ORDER #	5	MKT VALUE	\$85.00
LAND ID	3111406	UNIT PRICE	\$100.00
LAND DOR CODE	9600	UNIT CODE	AC
ZONING	R-3B/W	LAND QTY	0.85

EXHIBIT F

FG-1A.LDC - (Table of Zoning District Regulations Inside [and Outside of the] Traditional City) - R-1AA; R-1A; R-1; R-1N; R-2A; R-2B; R-3A; R-3B; R-3C; R-3D

FIGURE 1A.LDC

FIGURE 1: Table of Zoning District Regulations. Use this table to determine regulations that apply within each zoning district (includes districts inside and outside of the Traditional City). For additional regulations for specific uses, see Chapter 58, Parts 3 and 4. Numbers in parentheses refer to footnotes following the tables.

Standards	R-1AA	R-1A	R-1	R-1N	R-2A	R-2B	R-3A	R-3B	R-3C	R-3D
Gross Res. Density (du/ac):										
Minimum								12	12	30
Maximum	4.7	5.7	7.0	8.0	12	16	12 (9)	21 (9)	30 (9)	75 (9)
Max. Single Family, Tandem and Duplex FAR (16)	(16)	(16)	(16)	(16)	0.50	0.50	0.50	0.50	0.50	
Non-Residential FAR:										
Minimum										
Maximum	0.2	0.25	0.30	0.30	0.30	0.30	0.30	0.30	0.35	0.35

Minimum Lot Area (sq. ft.) (2):											
Single family	10000	7700	6000	5500	4400	4000	4400	4000	3500		
Duplex or Tandem (12)					5500 sq. ft.	5000 sq. ft.	5500 sq. ft.	5000 sq. ft.	4500 sq. ft.	(4)	
Non-residential	10000	8250	8250	8250	8250	7500	8250	7500	7500	7500	7500
Min. Mean Lot Width (ft.) (2, 11):											
Single family	85	70	55	45	40	40	40	40	35		
Duplex or Tandem					50	50	50	50	45		
Non-residential	85	75	75	75	75	75	75	75	75	75	75
Min. Mean Lot Depth (ft.) (2)	110	110	110	110	110	100	110	100	100	100	100

Min. Bldg. Site Frontage (ft.)	25	25	25	25	25	25	45	40	35	35
Max. # DU's or Sq. Ft. per Building Site (22)	1 du	1 du	1 du	1 du	2 du					
Principal Building Setback (ft.) (2, 10, 15):										
Front yard (18)	30	25	25	25	25	20	25	20	15	10
Side yard	7.5	7.5	6	5	5	5	5	5	5	5
Street side yard	15	15	15	15	15	15	15	15	10	10
Rear yard	25	25	25	25	25	25	25	25	20	20
Res. district setback										
Max. ISR (2)	.55	.55	.55	.55	0.55	0.60	0.60	0.70	0.80	0.85
Max. Bldg. Height (ft.):										

Inside Traditional City	30	30	30	30	30	30	30	35	40	45	55
Outside Traditional City	35	35	35	35	35	35	35	35	40	45	55
Conditional									55	55	100

(Ord. of 8-6-2007, § 1, Doc. #0807061002; Ord. No. 2016-68, § 1(Exh. A), 11-14-2016, Doc. #1611141201; Ord. No. 2017-17, § 1(Exh. A), 4-10-2017, Doc. #1704101203)

EXHIBIT G

EXHIBIT H

24 CFR § 93.301 - Property standards.

CFR Table of Popular Names

§ 93.301 Property standards.

(a) *New construction projects.*

(1) State and local codes, ordinances, and zoning requirements. Housing that is newly constructed with HTF funds must meet all applicable State and local codes, ordinances, and zoning requirements. HTF-assisted new construction projects must meet State or local residential and building codes, as applicable or, in the absence of a State or local building code, the International Residential Code or International Building Code (as applicable to the type of housing) of the International Code Council. The housing must meet the applicable requirements upon project completion.

(2) HUD requirements. All new construction projects must also meet the requirements described in this paragraph:

(i) Accessibility. The housing must meet the accessibility requirements of 24 CFR part 8, which implements section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. "Covered multifamily dwellings," as defined at 24 CFR 100.201, must also meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619).

(ii) Energy efficiency. The housing must meet the energy efficiency standards established pursuant to section 109 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12709).

(iii) Disaster mitigation. Where relevant, the housing must be constructed to mitigate the impact of potential disasters (e.g., earthquakes, hurricanes, flooding, and wildfires), in accordance with State and local codes, ordinances, or other State and local requirements, or such other requirements as HUD may establish.

(iv) Written cost estimates, construction contracts, and construction documents. The grantee must ensure the construction contract(s) and construction documents describe the work to be undertaken in adequate detail so that inspections can be conducted. The grantee must review and approve written cost estimates for construction and determine that costs are reasonable.

(v) Construction progress inspections. The grantee must conduct progress and final inspections of construction to ensure that work is done in accordance with the applicable codes, the construction contract, and construction documents.

(vi) Broadband infrastructure. For new commitments made after January 19, 2017 for a new construction housing project of a building with more than 4 rental units, the construction must include installation of broadband infrastructure, as this term is defined in 24 CFR 5.100, except where the grantee determines and, in accordance with § 93.407(a)(2)(iv), documents the determination that:

(A) The location of the new construction makes installation of broadband infrastructure infeasible; or

(B) The cost of installing broadband infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden.

(b) Rehabilitation projects. All rehabilitation that is performed using HTF funds must meet the requirements of this paragraph (b).

(1) Rehabilitation standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The rehabilitation standards must address each of the following:

(i) Health and safety. The grantee's standards must identify life-threatening deficiencies that must be addressed immediately if the housing is occupied.

(ii) Major systems. Major systems are: structural support; roofing; cladding and weatherproofing (e.g., windows, doors, siding, gutters); plumbing; electrical; and heating, ventilation, and air conditioning. For rental housing, the grantee's standards must require the grantee to estimate (based on age and condition) the remaining useful life of these systems, upon project completion of each major system. For multifamily housing projects of 26 units or more, the grantee's standards must require the grantee to determine the useful life of major systems through a capital needs assessment of the project. For rental housing, if the remaining useful life of one or more major system is less than the applicable period of affordability, the grantee's standards must require the grantee to ensure that a replacement reserve is established and monthly payments are made to the reserve that are adequate to repair or replace the systems as needed. For homeownership housing, the grantee's standards must require, upon project completion, each of the major systems to have a remaining useful life for a minimum of 5 years or for such longer period specified by grantee, or the major systems must be rehabilitated or replaced as part of the rehabilitation work.

(iii) Lead-based paint. The grantee's standards must require the housing to meet the lead-based paint requirements at 24 CFR part 35.

(iv) Accessibility. The grantee's standards must require the housing to meet the accessibility requirements in 24 CFR part 8, which implements section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. "Covered multifamily dwellings," as defined at 24 CFR 100.201, must also meet the design and construction requirements at 24 CFR 100.205, which implements the Fair Housing Act (42 U.S.C. 3601-3619). Rehabilitation may include improvements that are not required by regulation or statute that permit use by a person with disabilities.

(v) [Reserved].

(vi) Disaster mitigation. Where relevant, the grantee's standards must require the housing to be improved to mitigate the impact of potential disasters (e.g., earthquake, hurricanes, flooding, and wildfires) in accordance with State and local codes, ordinances, and requirements, or such other requirements as HUD may establish.

(vii) State and local codes, ordinances, and zoning requirements. The grantee's standards must require the housing to meet all applicable State and local codes, ordinances, and requirements or, in the absence of a State or local building code, the International Existing Building Code of the International Code Council.

(viii) Uniform Physical Condition Standards. The standards of the grantee must be such that, upon completion, the HTF-assisted project and units will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. HUD will establish the minimum deficiencies that must be corrected under the grantee's rehabilitation standards based on inspectable items and inspected areas from HUD-prescribed physical inspection procedures (Uniform Physical Conditions Standards) pursuant to 24 CFR 5.705.

(ix) Capital Needs Assessments. For multifamily rental housing projects of 26 or more total units, the grantee must determine all work that will be performed in the rehabilitation of the housing and the long-term physical needs of the project through a capital needs assessment of the project.

(x) Broadband infrastructure. For new commitments made after January 19, 2017 for a substantial rehabilitation project of a building with more than 4 rental units, any substantial rehabilitation, as defined in 24 CFR 5.100, must provide for installation of broadband infrastructure, as this term is also defined in 24 CFR 5.100, except where the grantee determines and, in accordance with § 93.407(a)(2)(iv), documents the determination that:

(A) The location of the substantial rehabilitation makes installation of broadband infrastructure infeasible;

(B) The cost of installing broadband infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden; or

(C) The structure of the housing to be substantially rehabilitated makes installation of broadband infrastructure infeasible.

(2) Construction documents and cost estimates. The grantee must ensure that the work to be undertaken will meet the grantee's rehabilitation standards. The construction documents (*i.e.*, written scope of work to be performed) must be in sufficient detail to establish the basis for a uniform inspection of the housing to determine compliance with the grantee's standards. The grantee must review and approve a written cost estimate for rehabilitation after determining that costs are reasonable.

(3) Frequency of inspections. The grantee must conduct an initial property inspection to identify the deficiencies that must be addressed. The grantee must conduct progress and final inspections to determine that work was done in accordance with work write-ups.

(c) Acquisition of standard housing.

(1) Existing housing that is acquired with HTF assistance for rental housing, and that was newly constructed or rehabilitated less than 12 months before the date of commitment of HTF funds, must meet the property standards of paragraph (a) or paragraph (b) of this section, as applicable, for new construction and rehabilitation projects. The grantee must document this compliance based upon a review of approved building plans and Certificates of Occupancy, and an inspection that is conducted no earlier than 90 calendar days before the date of commitment of HTF assistance.

(2) All other existing housing that is acquired with HTF assistance for rental housing must meet the rehabilitation property standards requirements of paragraph (b) of this section. The grantee must document this compliance based upon an inspection that is conducted no earlier than 90 calendar days before the date of commitment of HTF assistance. If the property does not meet these standards, HTF funds cannot be used to acquire the property unless it is rehabilitated to meet the standards of paragraph (b) of this section.

(3) Existing housing that is acquired for homeownership (*e.g.*, downpayment assistance) must be decent, safe, sanitary, and in good repair. The grantee must establish standards to determine that the housing is decent, safe, sanitary, and in good repair. At minimum, the standards must provide that the housing meets all applicable State and local standards and code requirements and the housing does not contain the specific deficiencies proscribed by HUD based on the applicable inspectable items and inspected areas in HUD-prescribed physical inspection procedures (Uniform Physical Condition Standards) issued pursuant to 24 CFR 5.705. The grantee must inspect the housing and document this compliance based upon an inspection that is conducted no earlier than 90 calendar days before the date of commitment of HTF assistance. If the housing does not meet these standards, the housing must be rehabilitated to meet the standards of this paragraph (c)(3) or it cannot be assisted with HTF funds.

(d) *Manufactured housing.* Construction of all manufactured housing (including manufactured housing that replaces an existing substandard unit under the definition of "reconstruction") must meet the Manufactured Home Construction and Safety Standards codified at 24 CFR part 3280. These standards preempt State and local codes which are not identical to the Federal standards for the new construction of manufactured housing. The grantees providing HTF funds to assist manufactured housing units must comply with applicable State and local laws or codes. In the absence of such laws or codes, the installation must comply with the manufacturer's written instructions for installation of manufactured housing units. All new manufactured housing and all manufactured housing that replaces an existing substandard unit under the

definition of "reconstruction" must be on a permanent foundation that meets the requirements for foundation systems as set forth in 24 CFR 203.43f(c)(i). All new manufactured housing (and all manufactured housing that replaces an existing substandard unit under the definition of "reconstruction") must, at the time of project completion, be connected to permanent utility hook-ups and be located on land that is owned by the manufactured housing unit owner or land for which the manufactured housing owner has a lease for a period at least equal to the applicable period of affordability. In HTF-funded rehabilitation of existing manufactured housing the foundation and anchoring must meet all applicable State and local codes, ordinances, and requirements or in the absence of local or State codes, the Model Manufactured Home Installation Standards at 24 CFR part 3285. Manufactured housing that is rehabilitated using HTF funds must meet the property standards requirements in paragraph (b) of this section, as applicable. The grantee must document this compliance in accordance with inspection procedures that the grantee has established pursuant to § 92.301, as applicable.

(e) Ongoing property condition standards: Rental housing -

(1) Ongoing property standards. The grantee must establish property standards for rental housing (including manufactured housing) that apply throughout the affordability period. The standards must ensure that owners maintain the housing as decent, safe, and sanitary housing in good repair. The grantee's description of its property standards must be in sufficient detail to establish the basis for a uniform inspection of HTF rental projects. The grantee's ongoing property standards must address each of the following:

(i) At a minimum, the grantee's ongoing property standards must include all inspectable items and inspectable areas specified by HUD based on the HUD physical inspection procedures (Uniform Physical Condition Standards (UPCS)) prescribed by HUD pursuant to 24 CFR 5.705.

(ii) Health and safety. The grantee's standards must require the housing to be free of all health and safety defects. The standards must identify life-threatening deficiencies that the owner must immediately correct and the time frames for addressing these deficiencies.

(iii) Lead-based paint. The grantee's standards must require the housing to meet the lead-based paint requirements in 24 CFR part 35.

(2) Inspections. The grantee must undertake ongoing property inspections, in accordance with § 93.404.

(3) Corrective and remedial actions. The grantee must have procedures for ensuring that timely corrective and remedial actions are taken by the project owner to address identified deficiencies.

(4) Inspection procedures. The grantee must establish written inspection procedures. The procedures must include detailed inspection checklists, description of how and by whom inspections will be carried out, and procedures for training and certifying qualified inspectors. The procedures must also describe how frequently the property will be inspected, consistent with section § 93.404(d).

(f) Environmental provisions -

(1) New construction projects environmental requirements -

(i) Historic preservation - (A) Standards. The project activities (including demolition) must not be performed on properties that are either listed in or determined eligible for listing in the National Register of Historic Places, unless the project activities meet the *Secretary of the Interior's Standards for Rehabilitation*, either as certified through the Federal and/or State historic rehabilitation tax credit programs or as verified by someone that meets the relevant *Secretary of the Interior's Professional Qualification Standards*;

(B) Archaeological resources. If archaeological resources or human remains are discovered on the project site during construction, the grantee must consult with affected tribes and/or descendant communities and comply with the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001-3013), State law and/or local ordinance (e.g., State unmarked burial law).

(ii) Farmland. Project activities must not result in the conversion of unique, prime, or statewide or locally significant agricultural properties to urban uses.

(iii) Airport zones. Projects are not permitted within the runway protection zones of civilian airports, or the clear zones or accident potential zones of military airfields.

(iv) Coastal Barrier Resource System. No projects may be assisted in Coastal Barrier Resource System (CBRS) units. CBRS units are mapped and available from the U.S. Fish and Wildlife Service.

(v) Coastal zone management. Development must be consistent with the appropriate State coastal zone management plan. Plans are available from the local coastal zone management agency.

(vi) Floodplains. Except as modified below, definitions for terms used below can be found at 24 CFR part 55.

(A) Construction and other activities in the 100-year floodplain are to be avoided when practicable. If there are no practicable alternatives to new construction or substantial improvement in the 100-year floodplain, the

structure must be elevated at least the base flood elevation (BFE) or floodproofed to one foot above the BFE. Elevated and floodproofed buildings must adhere to National Flood Insurance Program standards. The primary sources of floodplain data are Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). When FEMA provides interim flood hazard data, such as Advisory Base Flood Elevations (ABFE) or preliminary maps or studies, the latest of these sources shall be used.

(B) No HTF assistance may be approved with respect to:

(1) Any action, other than a functionally dependent use, located in a floodway;

(2) Any new construction critical action located in a coastal high hazard area, 100- or 500-year floodplain; or

(3) Any non-critical new construction action in a coastal high hazard area, unless the action is reconstruction following destruction caused by a disaster and is designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V-Zones.

(vii) Wetlands.

(A) No draining, dredging, channelizing, filling, diking, impounding, or related grading activities are to be performed in wetlands. No activities, structures, or facilities funded under this program are to adversely impact a wetland.

(B) A wetland means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances, does or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. This definition includes those wetland areas separated from their natural supply of water as a result of activities, such as the construction of structural flood protection methods or solid-fill road beds, or mineral extraction and navigation improvements. This definition is independent of the definition of jurisdictional wetland used by the U. S. Army Corps of Engineers under section 404 of the Clean Water Act (33 U.S.C. 1251 et seq.).

(viii) Explosives and hazards. Projects must be in compliance with the standards for acceptable separation distance, as set forth at 24 CFR part 51, subpart C.

(ix) Contamination. All properties assisted with HTF funds must be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended use of the property.

(A) All proposed multifamily (more than four housing units) HTF projects require a Phase I Environmental Site Assessment (ESA-ASTM). If the Phase I ESA identifies recognized environmental concerns (RECs), a Phase II (ESA-ASTM) will be required. ASTM reports shall be prepared in accordance with the most current ASTM standard. Single family housing does not require a Phase I ESA.

(B) HTF projects must avoid sites located within 0.25 miles of a Superfund or CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from the U.S. Environmental Protection Agency (EPA) or the appropriate State agency that there is no hazard that could affect the health and safety of the occupants or conflict with the intended use of the property.

(x) Noise.

(A) Internal noise levels: All activities will be developed to ensure an interior noise level of no more than 45 decibels (dB).

(B) External noise levels:

(1) Project sites exposed to less than or equal to 65 dB of environmental noise are acceptable.

(2) Sites between 65 dB and less than 75 dB are acceptable with mitigation (*e.g.*, noise walls, careful site planning) that result in an interior standard of 45 dB.

(3) Locations with environmental noise levels of 75 dB or greater may not have noise sensitive outdoor uses (*e.g.*, picnic areas, tot lots, balconies, or patios) and *require* sound attenuation in the building shell to achieve the 45 dB interior standard.

(xi) Endangered species. The grantee must avoid all actions which could jeopardize the continued existence of any endangered or threatened species, as designated by the U.S. Fish and Wildlife Service or National Marine Fisheries Service, or would result in the destruction or adversely modify the designated critical habitat of such species.

(xii) Wild and scenic rivers. The grantee must avoid activities that are inconsistent with conservation easements, land-use protections, and restrictions adjacent to wild and scenic rivers, as designated/listed by the Departments of Agriculture or Interior. Maps for the National Wild and Scenic Rivers System are available at the governing departments.

(xiii) Safe drinking water. Projects with a potable water system must use only lead-free pipes, solder, and flux.

(xiv) Sole-source aquifers. Project activities should avoid sites and activities that have the potential to contaminate sole source aquifer areas (SSAs). EPA defines a sole or principal source aquifer as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. If the project overlies an SSA, EPA must review the project. EPA review is designed to reduce the risk of ground water contamination that could pose a health hazard to those who use it.

(2) Rehabilitation projects environmental requirements -

(i) Historic preservation.

(A) The project activities (including demolition) must not be performed on properties that are either listed in or determined eligible for listing in the National Register of Historic Places, unless the project activities meet the *Secretary of the Interior's Standards for Rehabilitation*, either as certified through the Federal and/or State historic rehabilitation tax credit programs or as verified by someone that meets the relevant *Secretary of the Interior's Professional Qualification Standards*;

(B) Archaeological resources. If archaeological resources or human remains are discovered on the project site during construction or rehabilitation, the grantee must consult with affected tribes and/or descendant communities and comply with the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001-3013), State law, and/or local ordinance (e.g., State unmarked burial law).

(ii) Farmland. Project activities must not result in the conversion of unique, prime, or locally significant agricultural properties to urban uses.

(iii) Airport zones. Projects are not permitted within the runway protection zones of civilian airports, or the clear zones or accident potential zones of military airfields.

(iv) Coastal Barrier Resource System. No projects may be assisted in Coastal Barrier Resource System (CBRS) units. CBRS units are mapped and available from the U.S. Fish and Wildlife Service.

(v) Coastal zone management. Development must be consistent with the appropriate State coastal zone management plan. Plans are available from the local coastal zone management agency.

(vi) Floodplains. Except as modified below, definitions for terms used below can be found at 24 CFR part 55.

(A) Construction and other activities in the 100-year floodplain are to be avoided when practicable. If there are no practicable alternatives to new construction or substantial improvement in the 100-year floodplain, the structure must be elevated at least to the base flood elevation (BFE) or floodproofed to one foot above the BFE. Elevated and floodproofed buildings must adhere to National Flood Insurance Program standards. The primary sources of floodplain data are Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMS). When FEMA provides interim flood hazard data, such as Advisory Base Flood Elevations (ABFE) or preliminary maps or studies, the latest of these sources shall be used.

(B) No HTF assistance may be approved with respect to:

(1) Any action, other than functionally dependent uses, located in a floodway;

(2) Any critical action located in a coastal high hazard area, 100- or 500-year floodplain; or

(3) Any non-critical action located in a coastal high hazard area, unless the action is designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V-Zones. "Any non-critical action in a coastal high hazard area, unless the action is reconstruction following destruction caused by a disaster and is designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V-Zones."

(vii) Wetlands. No rehabilitation of existing properties that expands the footprint into a wetland is allowed. A wetland means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances, does or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. This definition includes those wetland areas separated from their natural supply of water as a result of activities such as the construction of structural flood protection methods or solid-fill road beds and activities

such as mineral extraction and navigation improvements. This definition is independent of the definition of jurisdictional wetland used by the U.S. Army Corps of Engineers under section 404 of the Clean Water Act (33 U.S.C. 1251 et seq.).

(viii) Explosives and hazards. If the rehabilitation of the building increases the number of dwelling units, then the project must be in compliance with the standards for acceptable separation distance as set forth at 24 CFR part 51, subpart C.

(ix) Contamination. All properties assisted with HTF funds must be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended use of the property:

(A) All proposed multifamily (more than four housing units) HTF project activities require a Phase I Environmental Site Assessment (ESA - ASTM). If the Phase I ESA identifies recognized environmental concerns (RECs), a Phase II (ESA-ASTM) will be required. ASTM reports shall be prepared in accordance with the most current ASTM standard. Single family housing does not require a Phase I ESA.

(B) HTF projects must avoid sites located within 0.25 miles of a Superfund or CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from EPA or the appropriate State agency that there is no hazard that could affect the health and safety of the occupants or conflict with the intended utilization of the property.

(x) Noise -

(A) Internal noise levels. All activities will be developed to ensure an interior noise level of no more than 45 decibels (dB).

(B) [Reserved].

(xi) Endangered species.

(A) The grantee must avoid all actions that could jeopardize the continued existence of any species designated by the U.S. Fish and Wildlife Service or National Marine Fisheries Service as endangered or threatened.

(B) The grantee must avoid all actions that adversely modify the critical habitat of such species.

(xii) Wild and scenic rivers. The grantee must avoid activities that are inconsistent with conservation easements, land-use protections, and restrictions adjacent to wild and scenic rivers, as designated/listed by the Departments of Agriculture and Interior. Maps for the National Wild and Scenic Rivers System are available at the governing departments.

(xiii) Safe drinking water. Projects with a potable water system must use only lead-free pipes, solder, and flux.

(xiv) Sole-source aquifers. Project activities should avoid sites and activities that have the potential to contaminate sole source aquifer areas (SSAs). The EPA defines a sole or principal source aquifer as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. If the project overlies an SSA, the EPA must review the project. The EPA review is designed to reduce the risk of ground water contamination, which could pose a health hazard to those who use it.

(3) Acquisition projects environmental requirements. (i)(A) Existing housing that is acquired with HTF funds, and has been newly constructed or rehabilitated less than 12 months before the commitment of HTF funds must meet the property standards at paragraph (f)(1) of this section.

(B) All other existing housing that is acquired with HTF assistance must meet the property standards requirements of paragraph (f)(2) of this section.

(ii) If under paragraph (f)(3)(i)(A) or paragraph (B) of this section, the property does not meet these standards, with the exception of the noise standards in paragraph (f)(2) of this section, HTF funds cannot be used to acquire the property.

(4) Manufactured housing environmental requirements. Manufactured housing is subject to the environmental standards in paragraph (f)(1) of this section for new construction or paragraph (f)(2) of this section for rehabilitation, as applicable. If an existing property does not meet these standards, HTF funds cannot be used to acquire the property unless it is rehabilitated to meet the standards in paragraph (f)(2), as applicable, with the exception of noise standards in paragraph (f)(2)(x).

[80 FR 5220, Jan. 30, 2015, as amended at 81 FR 92636, Dec. 20, 2016]

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EXHIBIT I



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