

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

SP BRADEN LLC and SP BROWARD LLC,

Petitioners,

FHFC Case No. 2020-028BP
RFA 2019-116

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

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

Petitioners SP Braden LLC and SP Broward LLC (collectively, “Petitioners” or “Southport”) file this Formal Written Protest and Petition for Formal Administrative Hearing (“Petition”) pursuant to section 120.57(3), Florida Statutes, Rules 28-110.004 and 67-60.009, Florida Administrative Code, and Section Six of Request for Applications 2019-116, SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits (the “RFA”), regarding the intended decision of Respondent, the Florida Housing Finance Corporation (“Florida Housing”), to award State Apartment Incentive Loan (“SAIL”) funding in response to the RFA. In support, Petitioners state as follows:

Parties

1. Petitioner SP Braden LLC is a Florida limited liability company. It is named in and submitted the application for the Parrish Oaks II development (Application No. 2020-384BS).
2. Petitioner SP Broward LLC is a Florida limited liability company. It is named in and submitted the application for the Pembroke Tower II development (Application No. 2020-

2020-382SN).

3. Petitioners have an address at 2430 Estancia Blvd., Suite 101, Clearwater, Florida 33761. For purposes of this proceeding, Petitioners' address, email address, fax number, and telephone number are those of their undersigned counsel.

4. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301.

Statement of Ultimate Facts

Background

5. On November 6, 2019, Florida Housing issued the RFA¹ seeking applications proposing the development of affordable, multifamily housing for families and the elderly using SAIL funding as gap funding in conjunction with Tax-Exempt Bond financing, Non-Competitive Housing Credits, and, if applicable, National Housing Trust Fund funding. [RFA § 1, p. 2].

6. The RFA states that Florida Housing expected to offer an estimated \$71,362,643, comprised of part of the Family and Elderly Demographic portion of the SAIL funding appropriated by the 2019 Florida Legislature. [RFA § 1.A, p. 2]. Specifically, the RFA provides that \$22,720,289 of Elderly funding would be available for proposed developments with the Elderly Demographic Commitment, and \$48,642,354 of Family funding would be available for proposed developments with the Family Demographic Commitment. Up to a maximum of \$24,321,177 (50 percent) of the Family funding was reserved for applicants that demonstrate self-financed sources and meet additional criteria. The other 50 percent of the available Family funding would be reserved for applicants that select the Family Demographic Commitment but do not

¹ Florida Housing modified the RFA four times. None of the modifications affects the issues raised in this Petition.

qualify as self-sourced applicants. [RFA § 1.A.1, p. 2]. Further, the RFA further provides that the SAIL funding would be distributed across large, medium, and small geographic categories as follows: large counties—\$38,393,102; medium counties—\$25,833,277; and small counties—\$7,136,264. [RFA § 1.A.2., p. 2].

7. The deadline for receipt of applications was 3:00 p.m. on December 30, 2019. [RFA § 3.A.1, p. 4].

8. Florida Housing received more than 60 applications in response to the RFA, including Petitioners' applications.

9. Florida Housing's Review Committee for the RFA met on February 19, 2020, to discuss the applications and to issue their funding recommendations to be presented to the Florida Housing Board of Directors ("Board").

10. At the Board's March 6, 2020 meeting, the Review Committee recommendations were presented to the Board. Petitioners' applications were deemed eligible and were selected for funding under the RFA.

11. On March 6, 2020, the Board approved the Review Committee recommendations with some changes not relevant to this Petition.

12. At 9:35 a.m. on March 6, 2020, Florida Housing posted on its website its Notice of Intended Decision ("Intended Decision"), consisting of two documents: (1) the RFA 2019-116 Board Approved Preliminary Awards; and (2) the RFA 2019-116 Board Approved Scoring Results. A copy of the Intended Decision (consisting of both documents) is attached as **Exhibit A**.

13. In an abundance of caution, on March 10, 2020, Petitioners timely filed notices of protest of the Intended Decision. Copies of Petitioners' notices of protest are attached as **Exhibit**

B. Several other notices of protest were filed with Florida Housing regarding the RFA, and Florida Housing's funding decisions may change as a result of those challenges. The results of any challenge may impact Petitioners' funding, and any such change would be arbitrary and capricious. As applicants seeking funding through this RFA, Petitioners are substantially affected by the review, scoring, and ranking of the responses to the RFA. The results of this and related proceedings may affect Petitioners' ability to obtain funding under the RFA. Thus, Petitioners have timely filed this Petition.

14. Petitioners acknowledge that similar petitions filed by successful applicants have been dismissed,² and Petitioners acknowledge they will be entitled to participate in any proceeding that could affect their applications as specifically-named parties under Florida Administrative Code Rule 28-106.205(3). Subsequently, however, counsel for Florida Housing has also taken the position that a specifically-named party may not raise challenges to applications not contested by parties who timely filed petitions. Given the large number of applications in this RFA, the number of notices of protest that were filed, and the very complex funding selection process, Petitioners desire to preserve their right to challenge other applications not directly impacted by the original petitions but which may adversely affect Petitioners, dependent upon how those protests are resolved.

Material Issues to Resolve

15. Petitioners reserve the right to amend this Petition as additional facts are discovered to raise issues concerning the eligibility or scoring of other applications submitted in response to

² See, e.g., Order Severing Cases and Relinquishing Jurisdiction over Case 18-2029BID, *Four6 Skyway, LLC v. Fla. Hous. Fin. Corp.*, DOAH Case Nos. 18-2027BID, 18-2028BID, 18-2029BID (DOAH May 22, 2018); Order Dismissing Case and Closing File, *Eagle Ridge Apartments LLLP v. Fla. Hous. Fin. Corp.*, FHFC Case No. 2018-21BP (FHFC May 31, 2018).

the RFA.

16. Material issues to be resolved include:
 - a. Whether the review of applications other than those submitted by Petitioners was consistent with the RFA; and
 - b. Whether Florida Housing's review and actions taken concerning these other applications were arbitrary or capricious, clearly erroneous, or contrary to competition.

Notice of Florida Housing's Proposed Action

17. The Notice of Intended Decision was posted on Florida Housing's website at 9:35 a.m. on March 6, 2020.

Substantial Interests Affected

18. Petitioners are substantially affected by Florida Housing's Intended Decision. Petitioners' applications comply with all the requirements of the RFA, and were entitled to and awarded funding under the funding selection process of the RFA. Without the funding provided under this RFA, Petitioners will be unable to provide much needed multifamily affordable housing. Accordingly, Petitioners' substantial interests are affected by the decisions made by Florida Housing, including its resolution of protests under the RFA.

Statutes and Rules that Entitle Petitioners to Relief

19. Petitioners are entitled to relief pursuant to sections 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, 67-48, and 67-60, Florida Administrative Code, and the established decisional law of Florida courts, the Division of Administrative Hearings, and Florida administrative agencies.

Demand for Relief

WHEREFORE, Petitioners respectfully request that Florida Housing provide an opportunity to resolve this Petition by mutual agreement within seven business days, as provided in section 120.57(3), Florida Statutes, and ultimately issue a final order affirming the decision to award Petitioners funding under the RFA.

Respectfully submitted on March 23, 2020.



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Attorneys for Petitioners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing Formal Written Protest and Petition for Formal Administrative Hearing was filed by email with Ana McGlamory, Agency Clerk, at ana.mcglamory@floridahousing.org and CorporationClerk@floridahousing.org, and Hugh Brown, General Counsel, at hugh.brown@floridahousing.org, both of whom work at the Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on March 23, 2020.



Tiffany A. Roddenberry

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 Funding 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

EXHIBIT A

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	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 Funding 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.

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 Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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Eligible Applications

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
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

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 Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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
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	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

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 Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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
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

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 Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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
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 Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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Ineligible Applications

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	Queit 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.

Holland & Knight

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Lawrence E. Sellers
(850) 425-5670
larry.sellers@hklaw.com

March 10, 2020

Via Electronic Mail: ana.mcglamory@floridahousing.org
corporationclerk@floridahousing.org

RECEIVED
20 MAR 11 AM 8:01
FLORIDA HOUSING
FINANCE CORPORATION

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

Re: Notice of Protest - Request for Applications 2019-116, SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits (the "RFA").

Dear Ms. McGlamory:

On behalf of SP Braden LLC and Southport Development, Inc., a Washington corporation doing business in Florida as Southport Development Services, Inc., application number 2020-384BS (for Parrish Oaks II), this letter constitutes the notice of intent to protest the intended decision of the Florida Housing Finance Corporation relating to the referenced RFA. This notice is filed pursuant to Section 120.57(3), Florida Statutes, Rules 28-110.003 and 67-60.009, Florida Administrative Code, and Section Six of the referenced RFA.

This notice of intent to protest is being filed within 72 hours (not including weekends) of the posting of the intended decision on the Corporation's website on Friday, March 6, 2020.

Please acknowledge receipt of this filing by stamping the date and time on a copy of this letter and returning it to us. Thank you very much.

EXHIBIT B

Ana McGlamory
Page 2

Very truly yours,

HOLLAND & KNIGHT LLP

A handwritten signature in blue ink, appearing to read "LES", with a long horizontal flourish extending to the right.

Lawrence E. Sellers, Jr.
Tiffany Roddenberry

cc: Hugh Brown, General Counsel

Holland & Knight

315 South Calhoun Street, Suite 600 | Tallahassee, FL 32301 | T 850.224.7000 | F 850.224.8832
Holland & Knight LLP | www.hklaw.com

Lawrence E. Sellers
(850) 425-5670
larry.sellers@hklaw.com

March 10, 2020

Via Electronic Mail: ana.mcglamory@floridahousing.org
corporationclerk@floridahousing.org

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

Re: Notice of Protest - Request for Applications 2019-116, SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits (the "RFA").

Dear Ms. McGlamory:

On behalf of SP Broward LLC and Southport Development, Inc., a Washington corporation doing business in Florida as Southport Development Services, Inc., application number 2020-382SN (for Pembroke Tower II), this letter constitutes the notice of intent to protest the intended decision of the Florida Housing Finance Corporation relating to the referenced RFA. This notice is filed pursuant to Section 120.57(3), Florida Statutes, Rules 28-110.003 and 67-60.009, Florida Administrative Code, and Section Six of the referenced RFA.

This notice of intent to protest is being filed within 72 hours (not including weekends) of the posting of the intended decision on the Corporation's website on Friday, March 6, 2020.

Please acknowledge receipt of this filing by stamping the date and time on a copy of this letter and returning it to us. Thank you very much.

RECEIVED
20 MAR 11 AM 8:00
FLORIDA HOUSING
FINANCE CORPORATION

Ana McGlamory
Page 2

Very truly yours,

HOLLAND & KNIGHT LLP

A handwritten signature in blue ink, appearing to be 'L. E. Sellers, Jr.', written over a horizontal line.

Lawrence E. Sellers, Jr.
Tiffany Roddenberry

cc: Hugh Brown, General Counsel