

**BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

WATERVIEW PRESERVE, LLC,

Petitioner,

vs.

**FLORIDA HOUSING FINANCE
CORPORATION,**

Respondent.

FHFC Case No. 2020-025BP
RFA No. 2019-116
Petitioner's Application No. 2020-424BSN

**WATERVIEW PRESERVE, LLC'S FORMAL WRITTEN PROTEST
AND PETITION FOR FORMAL ADMINISTRATIVE PROCEEDING**

WATERVIEW PRESERVE, LLC ("Waterview"), pursuant to Section 120.57(1) and (3), Fla. Stat., FHFC Rule 67-60.009(3)(a), and Uniform Rules of Procedure 28-106.201 and 28-110.004, Fla. Admin. Code, hereby files its Formal Written Protest and Petition for Formal Administrative Proceedings to contest the proposed funding awards in RFA 2019-116, SAIL Financing for Development of Affordable Housing. Specifically, Waterview challenges the selection for funding of Application No. 2020-405S, Christian Manor. In support of this Protest and Petition, Vistas states as follows:

Parties

1. Waterview Preserve, LLC, ("Petitioner" or "Waterview") is a Florida [CHECK] limited liability company that applied for funding in Request for Application ("RFA") 2019-116. Petitioner's application for funding in RFA 2019-116 was assigned Application No. 2020-424BSN, and was deemed eligible for funding by Florida Housing but was not selected for funding. For purposes of this proceeding, Petitioner's address is that of its undersigned attorney, M. Christopher Bryant; Oertel, Fernandez, Bryant & Atkinson, P.A.; PO Box 1110, Tallahassee,

Florida 32302.

2. Respondent is Florida Housing Finance Corporation (FHFC), whose address is 227 N Bronough St # 5000, Tallahassee, FL 32301. As explained more fully in this petition, FHFC is the state agency whose action is the subject of this protest. The file number for this funding effort is RFA 2019-116.

Substantial Interest Affected

3. Petitioner is an applicant for State Apartment Incentive Loan (“SAIL”), tax-exempt bonds, and National Housing Trust Fund (“NHTF”) financing from Florida Housing in Request for Applications (RFA) 2019-116. Petitioner proposed to develop a 132 unit development in Orange County, Florida. Without the award of SAIL, bond, and NHTF financing, Waterview would not be able to construct the development for affordable housing. Waterview is thus substantially affected by FHFC’s proposed decision to not select its application.

Notice

4. Waterview received formal notice of Respondent’s proposed action when Respondent posted notices of intended funding awards, and of determinations of eligibility and scores, on its website, www.floridahousing.org, on Friday, March 6, 2020, at approximately 9:35 a.m. The notice of intended awards of funding is attached hereto as Exhibit A; and the determinations of eligibility and ineligibility are attached as Exhibit B. Waterview timely filed a Notice of Protest at 8:38 a.m. on Wednesday, March 11, 2020, copy attached hereto as Exhibit C.

Factual Background

5. Through RFA 2019-116, FHFC sought to award an estimated total of approximately \$71,360,000 in SAIL Financing, as well as tax exempt bonds, to assist in financing the development of affordable rental housing for low income and extremely low income (“ELI”)

tenants. The available SAIL financing was further divided such that a certain amount was targeted both geographically, between Large, Medium, and Small Counties, and demographically, between applicants proposing housing for families and those proposing housing for the Elderly.

6. Applicants who are awarded tax exempt bond financing are also entitled to an award of non-competitive federal low income housing tax credits, which are purchased by an equity investor to provide additional capital for construction of the development. Florida Housing also made available \$5,611,650.50 in National Housing Trust Fund (“NHTF”) funding for applicants committing to Persons with Special Needs at deeper Area Median Income (“AMI”) levels in housing credits to applicants for either New Construction or Rehabilitation of Family or Elderly housing.

7. Applications in RFA 2019-116 are scored in two (2) categories for a possible total of 10 points. Five points each can be awarded for Submission of Pre-Approved Principal Disclosure Form and Local Government Contributions. [RFA at p. 85 of 173]

8. Because so many applicants achieve a perfect score of 10, the RFA establishes a series of tie-breakers referred to as a “sorting order,” designed to rank order applications for funding selection. The RFA, at Section Five B.4., set the following sorting order, after listing applications from highest score to lowest score:

- a. By eligibility for Proximity Funding Preference; then
- b. By eligibility for the Per Unit Construction Funding Preference; then
- c. By Leveraging Level number 1 through 5; then
- d. By eligibility for the Florida Job Creation Preference; then
- e. By randomly assigned lottery number.

[RFA at pages 88-89 of 173]

9. The RFA also established a series of funding goals. Those goals were:
- One New Construction Application in a Large County serving Elderly residents.
 - Three New Construction Applications in a Large County serving Family residents, with a preference that at least two of such Applications being from “Self-Sourced” Applicants.
 - One New Construction Application in a Medium County serving Elderly residents.
 - Two New Construction Applications in a Medium County, with a preference that at least one such Application being from a self-sourced Applicant.

[RFA at p. 87 of 173] The RFA designates each county in Florida as either Large, Medium, or Small; RFA at page 20 of 173. The RFA also allows an Applicant to designate itself as a “Self-Sourced” Applicant, which requires Applicants proposing New Construction Family applications to provide a portion of its development funding itself, in an amount of at least half of its SAIL Request Amount (or \$1 million, whichever is greater). [RFA at p. 9 of 173]

10. The RFA employed a “funding test,” that requires that the full amount of an applicant’s SAIL request be available for award when that applicant is under consideration for funding; partial funding awards are not permitted. Sufficient SAIL funding must be available in both the County Size group (Large, Medium, or Small), and the Demographic category (Elderly or Family), for an applicant to be selected. [RFA at pp. 86-87 of 173] Within the County Size group, the RFA contains a pour-over provision for any unallocated Small County funding to be divided between the Medium and Large County funding availability; and any unallocated Medium County funding would be made available to Large County applicants.

11. Further, in order to promote geographic distribution of funding awards, the RFA included a County Award Tally mechanism. If an applicant has been selected in a particular county, a second applicant would not generally be selected from that same county if there is any eligible applicant available (even with a lower total application score) from any other county, from which an applicant had already been selected for funding.

12. In response to RFA 2019-116, 64 applications were received; one application was withdrawn by the applicant prior to the review committee meeting (2020-425BSN). At a public review committee meeting held February 19, 2020, FHFC's staff review committee members reported eligibility and ineligibility determinations, and scores for each review criterion for each of the applications submitted, and a working spreadsheet was prepared for funding selection purposes. Seven applications (in addition to the withdrawn application 2020-425BSN) were found ineligible for consideration for funding.

13. The RFA set forth a very specific funding selection order, taking into consideration two specific counties (Miami-Dade and Broward), County size groups, Development category (New Construction or Rehabilitation), Demographic group (Elderly or Family), and self-sourced status.

14. From among the eligible applicants, Florida Housing's review committee recommended the following selections:

One New Construction in Miami-Dade or Broward, Any Demographic

1. 435 BSN, Culmer Apts, Miami-Dade (Family)

One New Construction in Miami-Dade or Broward County (whichever County not funded in First slot)

2. 382 SN, Pembroke Tower II, Broward (Elderly)

One Family New Construction, Large County Self-Sourced

3. 416BS, Brandon Preserve, Hillsborough (Family)

(Up to) Two Additional Family, Large County New Construction
(minus # of Family selected in first and second slots above)

4. 436BS Ambar Trail, Miami-Dade (Family)

One Elderly, Medium County, New Construction

5. 385BSN Villa Verde, Collier (Elderly)

Two Family, Medium County, New Construction (First one Self-Sourced)

6. 411 BS Royal Park, Alachua (Family)

7. 390S Magnolia Family, Leon (Family)

Small County, Any Development Category and Any Demographic

8. 419BS Arbours at Quincy, Gadsden (Family)

Medium County, Any Devel. Category and Any Demographic

9. 404S Orange Blossom Villas, Indian River (Elderly)

10. 384BS Parrish Oaks II, Manatee (Family)

Large County, Any Devel. Category and Any Demographic

11. 413SN Paseo del Rio, Miami-Dade (Family)

12. 405S Christian Manor, Palm Beach (Elderly)

13. 380SN Metro Grande III, Miami-Dade (Family)

Nature of the Controversy

15. Waterview was deemed eligible for consideration for funding, and satisfied all of the Sorting Order preferences. It was randomly assigned lottery number 14, and was designated Leveraging Level 4. It was not recommended for funding selection.

16. One applicant that was selected for funding was Application 2020-405S, Christian Manor, in Palm Beach County. Christian Manor had been deemed to satisfy the Sorting Order Preferences, and had been randomly assigned lottery number 10.

17. Christian Manor should not be awarded the Sorting Order Preference for the Proximity Funding Preference. The Proximity Funding Preference is based on proximity scores assigned to Applicants based on how close the proposed Development site is to services that may be used by tenants of the Development. These services include Grocery Store, Pharmacy, Medical Facility, and Transit Services. Applicants must provide the Name and Address of the selected service; Latitude and Longitude coordinates in decimal format to six decimal places; and the distance, rounded up to the nearest hundredth of a mile, from the doorway threshold of the services to a Development Location Point on the Applicant's Development Site.

18. Applicants can receive up to 4.0 Proximity Points each for Proximity to a Grocery Store, Medical Facility, Pharmacy, or Public School, but an Applicant can select only three of these four services. Applicants can receive up to 6.0 Proximity Points for Transit Services. Applicants from a Large County, including Palm Beach County (where Christian Manor is located), must receive at least 10.5 Proximity Points (including at least 2.0 Transit Service points) to be eligible for consideration for funding; and at least 12.5 Proximity Points to receive the Proximity Funding Preference.

19. In its Application, Christian Manor selected three Public Bus Stops for its Transit Services, at claimed distances of .04 miles, .03 miles, and .51 miles from its proposed Development sites. For its Community Services, Christian Manor identified the following services:

Grocery Store – Aldi Food Market, 2481 Okeechobee Blvd., West
Palm Beach, Florida 33409, at a distance of 0.73
miles

Medical Facility – MD Now Urgent Care, 2007 Palm Beach Lakes Blvd., West Palm Beach, Florida 33409, at a distance of 0.82 miles

Pharmacy – Target (CVS Pharmacy), 1760 Palm Beach Lakes Blvd., West Palm Beach, Florida 33401, at a distance of 0.70 miles.

Coordinate sets were provided for each service identified, as shown on page 6 of the Christian Manor application attached to this Petition as Exhibit D.

20. If the services identified by Christian Manor were at the coordinates and distances stated, the Grocery Store and Pharmacy would be worth 3.0 points each, and the Medical Facility would be worth 2.5 points. If the three Public Bus Stops identified by Christian Manor are scored based on the coordinates and distances stated, they would be worth 5.0 points. Based on public records produced by Florida Housing pursuant to the undersigned's request, those are in fact the proximity points awarded by Florida Housing staff to Christian Manor.

21. Christian Manor should not have received any points for a Medical Facility. The coordinates provided by Christian Manor are not at an "MD Now Urgent Care," and are not at 2007 Palm Beach Lakes Boulevard. Instead, the coordinates appear to be approximately 0.95 miles away from that address and that business. The comparison is as follows:

Medical Facility coordinates in Christian Manor Application:
26.713528, – 80.078036

Actual coordinates for MD Now Urgent Care:
26.715957, – 80.092995

22. The coordinates provided by Christian Manor for a Grocery Store also do not match the store name or the street address listed in the Application. According to the Application, the coordinates are for an Aldi Food Store at 2481 Okeechobee Boulevard in West Palm Beach. In fact, the coordinates given are for a Whole Foods located at 1845 Palm Beach Lakes Boulevard.

The two stores are 0.92 miles apart.

23. Further, the coordinates provided in the Application are different from the coordinates for the doorway threshold of the Aldi Food Store. The comparison is as follows:

Grocery Store coordinates in Christian Manor Application:
26.720730, – 80.088989

Actual coordinates for Aldi Food Store:
26.707483, – 80.089461

The Grocery Store coordinates in the Christian Manor Application are approximately 0.92 miles away from the actual coordinates for the Aldi Food Store.

24. As is readily apparent, this is not a mere transposition of digits or typographical error. Christian Manor provided Grocery Store coordinates that do not in any way designate the Grocery Store identified in its application, or the address for that Grocery Store. Christian Manor also provided Medical Facility coordinates that do not in any way designate the Medical Facility identified in its application, or the address for that Medical Facility.

25. The RFA provides very specific requirements for location coordinates in an application, including the number of decimal places in the coordinate (six digits); the rule of the Florida Board of Surveyors and Mappers that must be followed in determining the coordinates (5J-17, F.A.C.); the reference coordinate system (“WGS 84”) that must be used to determine latitude and longitude coordinates; the level of accuracy of equipment used (“sub-meter accuracy”); and a prohibition on using certain data collection equipment (“no autonomous hand-held GPS units shall be used”). See, Application Form at page 6 of 15 found in RFA at page 97 of 173 (copy attached hereto as Exhibit E). It would be arbitrary, capricious, and anti-competitive to disregard those very specific requirements and allow clearly and materially incorrect coordinates to be provided.

26. As recently as 2019, Florida Housing has taken the position that where there is not

a qualifying service at the coordinates provided, but instead the service identified by name is at a substantially different location, no proximity points will be awarded for that service. In RFA 2018-110, for Competitive Housing Credits, Florida Housing rescinded an award of proximity points to Harrison Parc, application number 2018-307C, for a Public Bus Transfer Stop that was 1.99 miles from the applicant's Development Location Point. During discovery, it was discovered that the Stop – the only Public Bus Transfer Stop service serving the City of Titusville in Brevard County – was no longer at the coordinates provided in the Harrison Parc application, but instead had been relocated to a new location, at a distance from the Harrison Parc DLP that would have produced the same Transit Service score. Florida Housing refused to award any Transit Service points to Harrison Parc.

27. If Christian Manor loses proximity points for either its claimed Medical Facility or its claimed Grocery Store, it would still be eligible but would not receive the Proximity Funding Preference. If Christian Manor loses both its Grocery Store and Medical Facility proximity points, it would be ineligible for consideration for funding. Waterview Preserve would be entitled to selection for funding instead as the second Large County applicant serving either Demographic group and of any Development Category (New Construction or Rehabilitation).

Disputed Issues

28. Waterview has initially indicated the following disputed issues of material fact, which it reserves the right to supplement as additional facts become known to it.

- (a) Whether the latitude and longitude coordinates provided by Christian Manor for a claimed Medical Facility are in fact at the street address provided, or accurately represent the location of “MD Now Urgent Care.” Waterview contends that they are not at the street address and do not

represent the location of MD Now Urgent Care, and that it would be contrary to the RFA in a manner that is arbitrary, capricious, and contrary to competition, to award Medical Facility proximity points to Christian Manor.

- (b) Whether the latitude and longitude coordinates provided by Christian Manor for a claimed Grocery Store (namely, an Aldi Food Market at 2481 Okeechobee Boulevard) are in fact at the location of that store. Waterview contends that they are not, and that in fact the coordinates provided are for a different Grocery Store at a different address on a different street, that is almost a mile away from the given Grocery Store and address; and that it would be contrary to the RFA in a manner that is arbitrary, capricious, clearly erroneous, and contrary to competition to award proximity points to Christian Manor for a Grocery Store.
- (c) Whether correction of the latitude and longitude coordinates for Christian Manor's Medical Facility or its Grocery Store would constitute an amendment of the Christian Manor application in violation of Section 120.57(3)(f), Fla. Stat. Waterview contends that it would be an amendment, and would be contrary to the RFA and contrary to competition, and would be arbitrary, capricious, contrary to competition, and clearly erroneous.
- (d) Whether Christian Manor is entitled to any Proximity Points for either a Medical Facility or Grocery Store. Waterview contends that it is not.

Concise Statement of Ultimate Facts, Relief Sought, and Entitlement to Relief

- 29. Waterview asserts that Christian Manor is not entitled to the Proximity Points for a

Grocery Store, or for a Medical Facility, or for both; and that as a result Christian Manor either fails to achieve a high enough Proximity Score to be eligible for consideration for funding, or is eligible but is not entitled to the Proximity Funding Preference. Waterview Preserve, as the next highest ranked Large County application, is entitled to be selected for funding.

30. Waterview requests that it be afforded the opportunity to resolve this matter by mutual agreement within seven working days of filing this Petition. If the matter cannot be resolved, Waterview requests that this Petition be forwarded to the Division of Administrative Hearings for assignment of an Administrative Law Judge to conduct a formal evidentiary proceedings and that recommended and final orders be entered determining that Christian Manor is not entitled to the Proximity Funding Preference, and thus not entitled to funding, and instead finding Waterview entitled to funding. Waterview is entitled to this relief by Chapters 120 and 420, Fla. Stat., including but not limited to Sections 120.569, 120.57(2), and 420.5089; and Rule Chapters 28-106, 28-110, 67-48, and 67-60, Fla. Admin. Code; and Florida Housing RFA 2019-105.

FILED AND SERVED this 23rd day of March, 2020.

/s/ M. Christopher Bryant

M. CHRISTOPHER BRYANT

Florida Bar No. 434450

OERTEL, FERNANDEZ,

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Attorney for Petitioner Waterview Preserve, LLC

CERTIFICATE OF SERVICE

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

Hugh Brown, General Counsel
Betty Zachem, Assistant General Counsel
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Hugh.brown@floridahousing.org
Betty.zachem@floridahousing.org

/s/ M. Christopher Bryant

ATTORNEY

Exhibits to Waterview Preserve Petition

- A. Board-adopted spreadsheet of Eligibility and Scoring, posted Friday, March 6, 2020, at 9:35 a.m.
- B. Board-adopted spreadsheet of funding selections, posted Friday, March 6, 2020, at 9:35 a.m.
- C. Waterview Preserve's Notice of Protest submitted Wednesday, March 11, 2020, date stamped 8:39 a.m.
- D. Excerpts of Christian Manor, Application No. 2020-405S identifying Community Services
- E. Page 6 of 15 of Application form for RFA 2019-116, page 97 of 173 of RFA

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
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

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
2020-3965	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	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
2020-4015	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	4	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
2020-403BS	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
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

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
2020-416BS	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
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

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
2020-437BSN	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

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	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.

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

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

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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*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.



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

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

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FLORIDA HOUSING
FINANCE CORPORATION

ATTORNEYS:

TIMOTHY P. ATKINSON
SIDNEY C. RICHAM, III
M. CHRISTOPHER BRYANT
ANGELA FARFORD
VICUNDO J. FERNANDEZ
KENNETH G. OERTEL
TIMOTHY J. PERCY

Of Counsel:

C. ANTHONY CLEVELAND

March 11, 2020

Via E-mail

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
CorporationClerk@floridahousing.org

Re: RFA 2019-116, SAIL Financing

Notice of Protest by Waterview Preserve, LLC
Applicant for Application No. 2020-424BSN, Waterview Preserve

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Waterview Preserve, LLC ("Waterview"), Applicant for Application No. 2020-424BSN in RFA 2019-116, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2019-116, as approved by the Corporation's Board of Directors 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 being filed within 72 hours of such posting (excluding Saturdays and Sundays).

Waterview will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

M. Christopher Bryant
Counsel for Waterview Preserve, LLC
Applicant for Application No. 2020-424BSN

cc: Hugh Brown, General Counsel (by e-mail only - Hugh.Brown@floridahousing.org)

RFA 2019-116 Board Approved Preliminary Awards

Total SAIL Funding Available	71,362,743.00
Total SAIL Allocated	68,096,377.00
Total SAIL balance remaining	3,266,366.00

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

Application Number	Name of Development	County	County Seat	Name of Authorized Principal	Name of Developer	Dev. Category	Demo. Commitment	SAIL Request	Est. Request	Total SAIL Request (\$AM + DU)	Self-Sourced Applicant?	Family Applicant?	Total Number of Units	Total Points	Priority Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
One Elderly Large County New Construction Application																			
2020-3825N	Penitentiary Tower II	Broward	-	David Sage	Southcoast Development, Inc., a WA Corporation doing business in Florida Southport Development Services, Inc.	NC	C, Non-ALF	2,000,000	600,000	2,600,000.00	N	SS	68	10	Y	Y	1	Y	33
Three Family Large County New Construction Applications																			
2020-4248SN	Culmar Apartments	Miami-Dade	L	Kenneth Naylor	AFC Culmar Development, LLC	NC	-	7,000,000	600,000	7,600,000.00	N	Y	239	10	Y	Y	1	Y	9
2020-4166S	Isaiah Johnson House	Hillsborough	L	James R. Hoover	THC Development, Inc.	NC	-	6,500,000		6,500,000.00	Y	SS	190	10	Y	Y	3	Y	35
2020-4366S	Ambar Trail	Miami-Dade	L	Rena M. Aguiar	Ambar3, LLC	NC	F	3,000,000		3,000,000.00	Y	SS	710	17	Y	Y	1	Y	50
One Elderly Medium County New Construction Application																			
2020-3826SN	Villa Verde	Collier	M	Christy Wehear	MHP Collier Developer, LLC CCRE Collier Developer, LLC	NC	F, Non-ALF	6,000,000	600,000	6,600,000.00	N	SS	160	10	Y	Y	3	Y	3
Two Family Medium County New Construction Applications																			
2020-4118S	Royal Park Apartments	Alachua	M	Scott Zimmerman	RDR Royal Park Apartments Developer, LLC	NC	F	5,242,533	670,000	5,912,533.00	Y	SS	176	10	Y	Y	4	Y	7
2020-3803	Magnolia Family	Leon	M	James S. Gaulty	New Affordable Housing Partners, LLC Tallahassee Housing Economic Corporation	NC	F	3,013,577	630,000	3,643,577.00	N	Y	140	10	Y	Y	3	Y	54
Small County Application(s)																			
2020-4195S	Arbours at Quincy	Gadsden	S	Sam Johnston	Arbour Valley Development, LLC	NC	F	4,312,000	600,000	4,912,000.00	N	Y	60	10	Y	Y	5	Y	26
Medium County Application(s)																			
2020-4045	Orange Blossom Village	Inchasin	M	Mark I. Kemp	Palms 127 Development, LLC; ReBuild America of Florida, Inc.; Juice Orange Blossom, LLC	AVR	C, Non-ALF	4,500,000	463,200	4,963,200.00	N	SS	80	10	Y	Y	4	Y	32
2020-3848S	Parish Oaks	Manatee	M	David Sage	Southport Development, Inc., a WA Corporation doing business in Florida Southport Development Services, Inc.	NC	F	2,248,000	470,100	2,718,100.00	N	Y	48	10	Y	Y	5	Y	42
Large County Application(s)																			
2020-4135N	Passo de Rio	Miami-Dade	L	Alberto N'Le, Jr.	Passo del Rio Developer, LLC	NC	-	3,400,000	600,000	4,000,000.00	Y	SS	180	10	Y	Y	2	Y	67
2020-4055	Cricketman Manor	Fairfax	L	Paul J. Penna	Cricketman Development Partners, LLC SCG Development Partners, LLC	AVR	C, Non-ALF	3,000,000	600,000	3,600,000.00	N	SS	200	10	Y	Y	1	Y	10
2020-3805N	Masterclass III	Miami-Dade	L	Marco S. Modes	Comentaria Group Partners, LLC	NC	F	3,000,000	600,000	3,600,000.00	N	Y	84	10	Y	Y	2	Y	2

RFA 2019-118 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demol. Comments	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Self-Sourced Applicant?	Non-Self Sourced Family Applicant?	Total Number of Units	Total Points	Priority Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Leasing Number	

*The SAIL request was adjusted during scoring, which affected the Contractor Funding Per Sign-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 applicants for funding and to 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 28-210, F.A.C., and Rule 67-50.009, 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	SAL Request	ELI Request	Total SAL Request (SAL + ELI)	Eligible For Funding?	Self-Sourced Applicant	Total Number of Units	Total Points	Priority Funding Preference	Per Unit Construction Preference	Leasing Preference	Florida Job Creation Preference	Lottery Number
2020-37965	Summer Grove	Orange	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	MC	F	6,987,000	600,000	7,587,000.00	Y	N	120	12	Y	Y	5	Y	55
2020-38234**	Metro Emerald II	Miami-Dade	-	Marcus Maules	Cornerstone Group Partners, LLC	MC	F	3,700,000	500,000	4,200,000.00	Y	N	84	10	Y	Y	2	Y	7
2020-38203	Autumn Trace	Collier	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	MC	E, Non-ALF	5,980,000	600,000	6,580,000.00	Y	N	100	10	Y	Y	2	Y	47
2020-38253	Peribuke Tower II	Broward	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	MC	E, Non-ALF	2,000,000	650,000	2,650,000.00	Y	N	88	10	Y	Y	1	Y	32
2020-38389	New Horizons Apartments	Lee	M	Alberta Mills	New Horizons Apartments Developer, LLC	MC	F	6,000,000	600,000	6,600,000.00	Y	N	96	10	Y	Y	5	Y	5
2020-38435	Parrish Oaks II	Manatee	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	MC	F	2,346,000	419,100	2,765,100.00	Y	Y	98	10	Y	Y	5	Y	42
2020-38584	Villa Verde	Collier	M	Christopher Shea	MP Collier Develop, LLC	MC	E, Non-ALF	6,000,000	600,000	6,600,000.00	Y	N	160	10	Y	Y	3	Y	3
2020-38653	Walden Ta Phase Two	Hillsborough	L	Ermy Moore	WHDG Ta Phase Two Developer, LLC	MC	F	6,600,000	600,000	7,200,000.00	Y	N	107	10	Y	Y	4	Y	38
2020-38785	Villa Valencia	Miami-Dade	L	Timothy V. Sweeney	MS Development Corp Lewis V. Sweeney	MC	F	6,200,000	600,000	6,800,000.00	Y	N	140	10	Y	Y	3	Y	48
2020-38863	Cortez Pointe	Hernando	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	MC	F	5,860,000	600,000	6,460,000.00	Y	N	170	13	Y	Y	5	Y	22
2020-39005	Magnolia Family	Leon	M	James S. Gray	New Affordable Housing Partners, LLC Tallahassee Housing Economic Corporation	MC	F	5,811,377	500,000	6,311,377.00	Y	N	130	10	Y	Y	2	Y	46
2020-39215	Serenity Grove	Miami-Dade	L	Drew L. Gross	Serenity Grove Developers, LLC	MC	E, Non-ALF	2,100,000	600,000	2,700,000.00	Y	N	75	30	Y	Y	5	Y	81
2020-39263	Courtyard Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMF-TC 2 Developer, LLC	MC	-	6,480,000	600,000	7,080,000.00	Y	N	200	30	Y	Y	1	Y	37
2020-39335	The Arhons at Vallen a Pond	Hillsborough	-	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	MC	F	4,200,000	650,000	4,850,000.00	Y	N	96	10	Y	Y	4	Y	49
2020-39485	Superior Manor Apartments I	Miami-Dade	L	Drew L. Gross	SMA 1 Developers, LLC	MC	F	3,000,000	600,000	3,600,000.00	Y	N	75	10	Y	Y	5	Y	18
2020-39505	Showview Place	Miami-Dade	L	Matthew A. Rieger	HTG Showview Developer, LLC	MC	E, Non-ALF	3,650,000	600,000	4,250,000.00	Y	N	119	12	Y	Y	1	Y	39

RFA 2019-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev. Category	Dem. Commitment	SALE Request	FL Request	Total SALE Request (SALE + FL)	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
2020-3965	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	5,890,000	600,000	6,490,000.00	Y	N	120	10	Y	Y	5	Y	22
2020-3975M	Maldar Grove	Broward	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
2020-3985V	Carisbrooke Terrace	Seminole	M	Jonathan L. Wolf	Carisbrooke Terrace Developer, LLC SHA Development, LLC	Resrv	E, Non-AIF	4,330,000	530,000	4,860,000.00	Y	Y	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	5,990,000	600,000	6,590,000.00	Y	N	122	20	Y	Y	7	Y	44
2020-4025	Circle 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	20	Y	Y	5	Y	40
2020-4035	Whispering Gables Apartments	Orange	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	142	10	Y	Y	4	Y	1
2020-4045	Orange Blossom Village	Inman River	M	Mick J. Kemp	Palms 127 Development, LLC; ReBuild Associates of Florida, Inc.; SHAG Orange Blossom, LLC	A/R	E, Non-AIF	4,500,000	463,000	4,963,000.00	Y	N	82	10	Y	Y	4	Y	37
2020-4055	Christian Manor	Palm Beach	L	Paul J. Pomeroy	Integrity Development Partners, LLC SUG Development Partners, LLC	A/R	E, Non-AIF	5,000,000	600,000	5,600,000.00	Y	N	200	10	Y	Y	1	Y	10
2020-4065	Glenn Cove Apartments II	Palm Beach	L	Doreen Smith	SHAG Island Cove, LLC Delray Housing Group, Inc.	NC	F	3,780,000	650,000	4,430,000.00	Y	N	54	10	Y	Y	5	Y	54
2020-4075	Verde Grande I	Miami-Dade	L	Maria S. Madas	Comerstone Group Partners, LLC	NC	E, Non-AIF	3,000,000	600,000	3,600,000.00	Y	N	108	10	Y	Y	1	Y	70
2020-4085	Pinnacle 44L	Broward	L	David T. Deutch	Pinnacle Communities, LLC	NC	F	7,000,000	600,000	7,600,000.00	Y	N	130	10	Y	Y	3	Y	28
2020-4105M	Souls	Broward	L	Maria S. Madas	Comerstone Group Partners, LLC The PCL Community Development, LLC	NC	F	6,840,000	600,000	7,440,000.00	Y	N	111	10	Y	Y	3	Y	63
2020-4115*	Royal Park Apartments	Alachua	M	Scott Zimmerman	RJG 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
2020-4125V	Brimsall Park Apartments	Miami-Dade	L	Alicia M. J. J.	Brimsall Park Apartments Developer, LLC	NC	F	5,000,000	600,000	5,600,000.00	Y	Y	150	10	Y	Y	2	Y	36
2020-4135M	Paseo del Rio	Miami-Dade	L	Alonzo M. Jr.	Paseo del Rio Developer, LLC	NC	F	4,400,000	600,000	5,000,000.00	Y	Y	180	20	Y	Y	2	Y	57
2020-4145	Residences at Opaloka	Miami-Dade	L	Robert Hoskins	Quack Development Partners Inc	NC	F	6,000,000	600,000	6,600,000.00	Y	N	180	30	Y	Y	2	Y	29
2020-4155M	Uptown Sky	Hillsborough	L	Shawn Wilcox	Blue Sky Developer, LLC and University Avea Community Development Corporation, Inc.	NC	F	5,300,000	600,000	5,900,000.00	Y	N	87	20	Y	Y	5	Y	21

RFA 2019-116 -- Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demol. 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
2020-41665	Brandon Preserve	Hillsborough	L	James N. Hoover	IVT Development, Inc.	MC	F	6,500,000		6,500,000.00	Y	Y	230	70	Y	Y	5	Y	35
2020-4175W	The Embury River Ridge	Pasco	M	Shawn Wilson	Blue Sky Developer, LLC	MC	E, Non-ALF	3,540,000	588,200	6,128,200.00	Y	N	84	10	Y	Y	5	Y	16
2020-41985*	Arboretum Quirey	Madison	S	Sam Johnson	Arboretum Quirey Development, LLC	MC	F	4,312,000	600,000	4,912,000.00	Y	N	80	10	Y	Y	5	Y	26
2020-42065	St. Peter Claver Place	Lee	M	Erik C. Miller	Nations Development of America, Inc. St. Peter Claver Developer, Inc. LCHA Developer, LLC	MC	F	6,000,000	800,000	6,800,000.00	Y	N	170	10	Y	Y	4	Y	39
2020-42265	Parkwood Lofts	Orange	L	Scott Zimmerman	BDG Parkwood Lofts Developer, LLC	MC	E, Non-ALF	6,000,000	600,000	6,600,000.00	Y	N	120	10	Y	Y	5	Y	17
2020-42385V	Woodloch Manor	Alachua	M	Scott Zimmerman	506 Woodloch Manor Developments, LLC	MC	E, Non-ALF	6,000,000	650,000	6,650,000.00	Y	N	120	10	Y	Y	4	Y	11
2020-42485N	Waterview Preserve	Orange	L	Christopher Savino	Waterview Preserve Developer, LLC Woodloch Real Estate Development, Inc.	MC	E, Non-ALF	7,000,000	630,000	7,630,000.00	Y	N	132	10	Y	Y	4	Y	14
2020-42630N	Oakfield Place	Maricopa	M	Christopher Savino	Oakfield Place Developer, LLC	MC	F	5,800,000	600,000	6,400,000.00	Y	N	170	10	Y	Y	2	Y	26
2020-42785N	Archisole Village V	Miami-Dade	L	Kenneth Naylor	Northside Property V Development, LLC	MC	E, Non-ALF	7,000,000	600,000	7,600,000.00	Y	Y	162	10	Y	Y	3	Y	27
2020-42885N	Northside Village III	Miami-Dade	L	Kenneth Naylor	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
2020-42985N	Calme Apartments II	Miami-Dade	L	Kenneth Naylor	APC Culiner Development I, LLC	MC	E, Non-ALF	6,650,000	600,000	7,250,000.00	Y	N	200	10	Y	Y	2	Y	51
2020-43065N	Northwest Gardens VI	Broward	L	Kenneth Naylor	APC Northwest Properties VI Development, LLC	MC	F	5,315,000	800,000	6,115,000.00	Y	N	122	12	Y	Y	2	Y	8
2020-43165N	Brownsville Transit Village V	Miami-Dade	L	Kenneth Naylor	APC Brownsville Village V Development, LLC	MC	F	6,300,000	600,000	6,900,000.00	Y	N	170	10	Y	Y	2	Y	43
2020-43285N	Quail Coast Transit Village II	Miami-Dade	L	Kenneth Naylor	Quail Coast III Development, LLC	MC	E, Non-ALF	5,200,000	600,000	5,800,000.00	Y	N	150	10	Y	Y	2	Y	13
2020-43385N	Saratoga Crossings II	Broward	L	Arne Castro	APL Saratoga Crossings II Development, LLC	MC	F	5,250,000	620,000	5,870,000.00	Y	N	75	10	Y	Y	4	Y	14
2020-43405W	Quail Coast Transit Village II	Miami-Dade	L	Kenneth Naylor	Quail Coast I Development, LLC	MC	F	6,640,000	650,000	7,290,000.00	Y	N	200	10	Y	Y	2	Y	6
2020-43585N	Culiver Apartments	Miami-Dade	L	Kenneth Naylor	APC Culiver Apartments, LLC	MC	F	7,000,000	600,000	7,600,000.00	Y	N	234	10	Y	Y	1	Y	9
2020-43635	Ambar Trail	Miami-Dade	L	Elena M. Adams	Ambar, LLC	MC	F	5,020,000		5,020,000.00	Y	Y	210	10	Y	Y	1	Y	50

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Devo. Commitment	Sale Request	FI Request	Total Sale Request (SAL + FI)	Eligible For Funding?	Self-Suic'd Applicant?	Total Number of Units	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Funding Preference	Leasing Level	Florida Job Creation Preference	Lottery Number
2020-437850	Woodland Park Phase II	Alachua	M	Matthew A. Bieger	HFC Woodland Phase II Developer, LLC GIM Development, LLC	MC	F	5,950,000	600,000	6,550,000.00	Y	N	110	10	Y	Y	5	Y	51	
2020-43575	Stadium Tower	Miami-Dade	L	Lewis V. Swozy	IS Development Corp Lewis V. Swozy	MC	F	3,570,000	600,000	4,170,000.00	Y	N	98	10	Y	Y	2	Y	73	
2020-44095	Park Grove	Miami-Dade	L	Harold Hieger	Ferc Grove Developer, LLC	MC	F, Non-ALE	5,450,000	600,000	7,050,000.00	Y	N	200	10	Y	Y	1	Y	19	
2020-46150	Linnier Trail	Pinellas	L	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	MC	F	4,180,000	600,000	4,780,000.00	Y	Y	82	10	Y	Y	5	Y	25	
2020-44285	Mount Hermon Apartments	Broward	L	Matthew A. Bieger	ITG Mount Hermon Developer, LLC	MC	C, Non-ALE	7,000,000	600,000	7,600,000.00	Y	Y	100	10	Y	Y	4	Y	48	

Ineligible Applications

2020-4385	The Villages Apartments, Phasen II	Miami-Dade	L	Oliver Gross	Villages II Developer, LLC	MC	F	4,500,000	600,000	5,100,000.00	N	Y	120	10	Y	Y			Y	60
2020-49950	Talland Park	Seminole	M	Jonathan Wolf	Talland Park Developer, LLC SHA Development, LLC Quier Meadows LLC	Resid	F	4,200,000	557,900	4,657,900.00	N	N	80	30	Y	Y			Y	54
2020-38950**	Colet Meadows	Palm Beach	L	Joseph Florio	Managing Member - McCurdy Senior Housing Corporation Member - Palm Beach County Housing Authority	MC	F, Non-ALE	7,000,000	-	7,000,000.00	N	N	192	10	Y	Y			Y	21
2020-41550***	Village of Valor	Palm Beach	L	Kathy Mackon Leopold	KMS Holdings Florida, LLC, Village of Valor LLC	MC	F	7,300,000	-	7,300,000.00	N	N	162	5	Y	Y			Y	53
2020-42450	Sevilla Lago Place	Osceola	M	Jordan Leffler	Sevilla Lago Place Developer, LLC Judd Ranch Real Estate Development, Inc.	MC	F	6,300,000	600,000	6,900,000.00	N	N	108	0	N	N			N	17
2020-4205	Places at Academy Place	Seminole	M	Darren Smith	SCIA Developer, LLC, Parkman Development Group, LLC	MC	-	3,540,000	452,500	3,992,500.00	N	N	62	10	Y	Y			Y	13
2020-42185	Mill Creek Apartments Phase 2**	Lee	M	Scott Zimmerman	Mill Creek Apartments Developer, LLC	MC	F	6,000,000	600,000	6,600,000.00	N	N	95	10	Y	Y			Y	4
2020-41850*	Cedar Lane	Manatee	M	Shawn Watson	Blue Sky Developer, LLC	MC	F	5,755,675	600,000	6,355,675.00	N	N	84	10	N	Y			Y	31

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

**The SAL 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 report on 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.

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

(3) Community Services

Service	Name and Address of Service	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile):*
Grocery Store	<u>Aldi food Market</u> 2481 Okeechobee Blvd, West Palm Beach, FL 33409	<u>26.720730</u>	= <u>80.088989</u>	<u>.73 miles</u>
Medical Facility	<u>MD Now Urgent Care</u> 2007 Palm Beach Lake Blvd, West Palm Beach, FL 33409	<u>26.713528</u>	= <u>80.078036</u>	<u>.82 Miles</u>
Pharmacy	<u>Target (CVS Pharmacy)</u> 1760 Palm Beach Blvd. West Palm Beach, FL 33401	<u>26.722632</u>	= <u>80.085680</u>	<u>.70 Miles</u>
Public School	<u>Name and Address of Service</u>	<u>Latitude coordinates</u>	<u>Longitude coordinates</u>	<u>Distance</u>

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

f. Mandatory Distance Requirement

Does the proposed Development meet the Mandatory Distance Requirement automatically?

No

If "No", does the proposed Development and any Development(s) on the List have one or more of the same Financial Beneficiaries, and meet at least one (1) of the following criteria: (i) they are contiguous or divided by a street, and/or (ii) they are divided by a prior phase of the proposed Development?

No

If "Yes", identify the specific Development(s) on the List to disregard:

[Click here to enter text.](#)

Complete RFA reflecting 12-6-19 and 12-11-19 Modifications

F.A.C. All calculations shall be based on “WGS 84” and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

(3) Community Services

Service	Name and Address of Service	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile):*
Grocery Store	Name and Address of Service	Latitude coordinates	Longitude coordinates	Distance
Medical Facility	Name and Address of Service	Latitude coordinates	Longitude coordinates	Distance
Pharmacy	Name and Address of Service	Latitude coordinates	Longitude coordinates	Distance
Public School	Name and Address of Service	Latitude coordinates	Longitude coordinates	Distance

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

f. Mandatory Distance Requirement

Does the proposed Development meet the Mandatory Distance Requirement automatically?

[Choose an item.](#)

If “No”, does the proposed Development and any Development(s) on the List have one or more of the same Financial Beneficiaries, and meet at least one (1) of the following criteria: (i) they are contiguous or divided by a street, and/or (ii) they are divided by a prior phase of the proposed Development?

[Choose an item.](#)

If “Yes”, identify the specific Development(s) on the List to disregard:

[Click here to enter text.](#)

The Corporation will determine whether the Mandatory Distance Requirements are met using the criteria described in Section Four.

g. Limited Development Area (LDA)