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FLORIDA HOUSING  
FINANCE CORPORATION

HTG GULF, LLC  
Petitioner,

FHFC Case No. 2019-027BP  
RFA No. 2018-110  
App. No. 2019-264C

vs.

FLORIDA HOUSING  
FINANCE CORPORATION,  
Respondent.

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

Petitioner, HTG Gulf, LLC, (the "Petitioner" or "HTG Gulf"), pursuant to sections 120.57(1) and (3), Florida Statutes ("F.S.") and Rules 28-110 and 67-60, Florida Administrative Code ("FAC") hereby files this Formal Written Protest and Petition (the "Petition") regarding the scoring decisions of the Respondent, Florida Housing Finance Corporation ("Florida Housing") to award funding to responsive Applicants pursuant to *RFA 2018-110- Housing Credit Financing for Affordable Housing Developments Located in Medium Counties*. (hereinafter the "RFA")

**Introduction**

1. This Petition is filed pursuant to sections 120.57(1) and (3), Florida Statutes, Rules 28-110 and 67-60, Florida Administrative Code.

**Parties**

2. Petitioner is a Florida limited company in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6<sup>th</sup> Floor, Coconut Grove, Florida 33133. Petitioner's address, telephone number and email address are those of its undersigned counsel for purposes of this proceeding.

3. The affected agency is Florida Housing Finance Corporation. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

### Notice

4. On September 6, 2018, Florida Housing issued the RFA.
5. Applications in response to the RFA were due on or before December 4, 2018.
7. Florida Housing received approximately 191 applications in response to the RFA.
8. Petitioners in response to the RFA requested an allocation of \$1,555,840.00 in Housing Credit funding for its proposed eighty-eight (88) unit affordable housing development in Manatee County, Florida. Petitioner applied as a Family demographic commitment applicant and Petitioner's application satisfied the required elements of the RFA and is eligible for a funding award.
9. Petitioner's received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, March 22, 2019 at 10:44 am. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A". Petitioner was deemed eligible for funding but was not among those recommended for funding.
10. On Wednesday, March 27, 2019 at 8:28 am, Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of that Notice of Intent is attached hereto as Exhibit "B".
11. This Petition is timely filed in accordance with the provisions of section 120. 57(3) (b), Florida Statutes, and rules 28-110.004 and 67-60.009, Fla. Admin. Code.

### Background

12. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida. Florida Housing's statutory authority and mandates are set forth in Part V of Chapter 420, Florida Statutes. See, Sections 420.501-420.55, Fla. Stat.

13. Chapter 67-60, Fla. Admin. Code, which establishes "the procedures by which the Corporation shall ... administer the competitive solicitation processes to implement the provisions of the Housing Credit (HC) Program authorized by Section 42 of the IRC and Section 420.5099, F.S. See rule, 67-60.001(2), Florida Admin. Code.

**RFA 2018-110**

14. Through the RFA process Florida Housing anticipated awarding up to an estimated \$14,397,104 of Housing Credits to proposed Developments that are in Medium Counties. (RFA at p. 2)

15. Review Committee members independently evaluate and score their assigned portions of the submitted applications based on various mandatory and scored items. The maximum point total that an applicant can receive is 30 points. (RFA at p. 70) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at p. 67)

16. The RFA has various Funding Goals,

a. The Corporation has a goal to fund one new construction Development with a Demographic commitment of Elderly Assisted Living Facility (ALF). Only one Elderly ALF Development will be selected for funding under this RFA.

b. The Corporation has a goal to fund one proposed Development wherein the Application applied and qualified as a Non-Profit.

c. The Corporation has a goal to fund two Developments that qualify for the Local Government Areas of Opportunity Funding.

d. The Corporation has a goal to fund two Developments with a Demographic commitment of Family that are located entirely in a Geographic Areas of Opportunity/Small Area Difficult to Development Area.

- Note: During the Funding Selection Process outlined below, Developments selected for these goals will only count toward one goal. For example, if a Development is selected for the Elderly ALF goal but also qualifies for the Non-Profit goal, the Development will only count towards the Elderly ALF goal and another Development will be considered for the Non-Profit goal.

RFA at p. 70.

17. The RFA provides that all eligible Applications will be ranked by the following Sorting Order,

(1) Applications with a Demographic Commitment of Elderly ALF:

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

- (a) First, by the Application's Operating/Administering Experience related to Assisted Living Facilities score, as outlined in Section Four C. of the RFA, from highest score to lowest score;
- (b) Next by the Applicants eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- (c) Next, by the Applications eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A. 10.e of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (d) Next, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b.(4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (e) Next, by the Application's Leverage Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);

- (f) Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (g) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

(2) Applications with a Demographic Commitment of Family or Elderly Non-Aff:

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

- (a) First, by the Applicants eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- (b) Next, by the Applications eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A. 10.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (c) Next, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b.(4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (d) Next, by the Application's Leverage Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);
- (e) Next, by the Application's eligibility for the Florida Job creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (f) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

(RFA at p. 71-72)

18. The RFA mandates the Funding Selection Process (hereinafter "Selection Process"), as follows,

a. The first Application that will be considered for funding will be the highest ranking eligible new construction Application with a Demographic commitment of Elderly ALF. Once this Goal is met, or if there is no eligible Application that meets this goal, no further Developments with a Demographic commitment of Elderly ALF will be funded.

b. The next Application that will be considered for funding will be the highest ranking eligible Application wherein the Applicant applied and qualified as a Non-Profit.

c. The next two Applications that will be considered for funding will be the highest ranking eligible Applications that qualify for the Local Government Area of Opportunity Funding Goal.

d. The next two Applications select (sic) for funding will be the highest ranking eligible Family Applications that qualify for the Geographic Area of Opportunity/HUD-designated SADDA Goal.

e. Once the Goals in a. through d. above are met, or if there are no eligible Applications that meets these goals, the next Applications selected for funding will be the highest ranking eligible unfunded Applications that (i) meet the Funding Test and (ii) have a County Award Tally that is less than or equal to any other eligible unfunded Applications.

f. If Housing Credit funding remains and no unfunded eligible Applicant can meet the Funding Test, no further Applications will be selected, and the remaining funding will be distributed as approved by the Board.

(RFA at p.72-73)

19. The selection process was carried out by the members of the Review Committee at a public meeting held on March 22, 2019.

20. The following applications were selected for funding by Review Committee members,

-2019-197C- Oasis at Renaissance Preserve LP (Lee County)

-2019-209C-Deer Creek Senior Housing, L.L.P (Alachua County)

- 2019- 190C- Jersey Gardens, Ltd. (Polk County)
- 2019-316C- Blue SW 26 Street, LLC (Manatee County)
- 2019-283C- HTG Lafayette, I.L.C (Leon County)
- 2019-253C- Macie Creek, Ltd. (Clay County)
- 2019-364C- JPM Outlook Apartments Ten, LLC (Hernando County)
- 2019-345C- Norton Commons, Ltd. (Seminole County)
- 2019-307C- Harrison Parc LLC (Brevard County)
- 2019-335C- Wildwood Preserve Senior Living Partners, J.td. (Sumter County)

21. HTG Gulf, LLC, Application No.2019-264C (Manatee County) was deemed eligible but unfunded. The scoring committee erroneously found Deer Creek Senior Housing I.L.L.P (“Deer Creek”) eligible, had they been deemed properly ineligible than HTG Gulf would have been selected for funding.

### Zoning

22. The RFA requires that the Applicant demonstrate certain “Ability to Proceed” elements as of the Application Deadline. Specifically, for Zoning, the applicant must demonstrate,

“...that as of the Application Deadline the entire proposed Development site is appropriately zoned and consistent with local land use regulations regarding density and intended use or that the proposed Development site is legally non-conforming by providing, as Attachment 9 to Exhibit A, the applicable properly completed and executed verification form:

(RFA at p. 35)

23. Deer Creek submitted an executed copy of *Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations* form (hereinafter, “Verification form”). The Verification form was executed by Andrew W.

Persons, Planner IV with the City of Gainesville on September 21, 2018. A copy of the Verification form is attached hereto as Exhibit C.

24. The Verification form provides as follows in relevant part,

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

(Emphasis supplied)

25. Deer Creek is proposing to develop a mid-rise development, with 62 units on 3.29 acres. The location of the proposed development is zoned RMF-7, which allows for 14 dwelling units per acre and a three (3) story height maximum. Under the zoning code Deer Creek is limited to 46 units.

26. Deer Creek can apply for *Increased Residential Bonus Points* through the City, which would allow for development as proposed, if enough bonus points were obtained. As of March 18, 2019, Deer Creek has not gone through the process of obtaining any bonus points by submitting a Development application, having it considered and approved by the Development Review Board and thus are still limited to 46 units and three (3) stories.

27. The Verification form was signed in error since at the time it was signed, *and currently*, the proposed number of units, density, and intended use are not consistent with current land use regulations and zoning designations. Deer Creek should be deemed ineligible since the proposed Development is inconsistent with zoning and land use regulations.



### Certification Form

28. The applicant is required to execute the *Application Certification and Acknowledgement Form* as part of the RFA response. As part of that the Applicant certifies as follows,

15. In eliciting information from third parties required by and/or included in this Application, **the Applicant has provided such parties information that accurately describes the Development as proposed in this Application.** The Applicant has reviewed the third-party information included in this Application and/or provided during the credit underwriting process and the information provided by any such party is based upon, and accurate with respect to, the Development as proposed in this Application.

(RFA at p.118) (Emphasis supplied)

29. On October 18, 2018, representatives of Deer Creek made a presentation to the Gainesville City Commission to obtain a Local Government Contribution. In the presentation, they described the Deer Creek Senior Housing Project as “Mid-rise, 42 one-bedroom units with 20 two-bedroom units, for a total of 62 units”

30. In the Unit Mix Chart, submitted as part of the application to Florida Housing, Deer Creek indicated the proposed development would have *52 one-bedroom units* and *10 two-bedroom units*.

31. Deer Creek has violated the terms of the Applicant Certification by providing information to the City of Gainesville does not accurately describe the proposed development as set forth in the application and should be deemed ineligible as a result.

### Substantial Interests Affected

32. If Deer Creek had been deemed ineligible for the foregoing reasons HTG Gulf, LLC would have been selected as the next eligible applicant.

33. Petitioner is substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Petitioners ability to obtain funding through the

RFA. Consequently, Petitioners have standing to initiate and participate in this and related proceedings.

34. Petitioner is entitled to a Formal Administrative Hearing pursuant to Sections 120.57(1) and 120.57(3), Florida statutes, to resolve the issues set forth in this Petition.

**Disputed Issues of Material Fact and Law**

35. Disputed issues of material fact and law exist and entitle Petitioners to a Formal Administrative Hearing pursuant to Section 120.57(1), Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:

- a. Whether Deer Creek provided to representatives of the City of Gainesville information that accurately describes the proposed Development;
- b. Whether Deer Creek complied with the Applicant Certification;
- c. Whether Deer Creek must obtain additional approvals to develop 62 units on the proposed development site;
- d. Whether Deer Creek, as of the date the Verification form was executed had the necessary zoning to develop 62 units on the proposed development site;
- e. Whether the Verification form was erroneously filed out;
- f. Such other issues as may be revealed during the protest process.

**Statutes and Rules Entitling Relief**

36. Petitioner is entitled to relief pursuant to Section 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, and 67-60, Florida Administrative Code.

**Concise Statement of Ultimate Fact and Law, Including the  
Specific Facts Warranting Reversal of the Agency's Intended Award**

37. Petitioner participated in the RFA process to compete for an award of Housing Credit funds based upon the delineated scoring and ranking criteria in the RFA. Deer Creek should be deemed ineligible for an invalid Certification letter and failure to comply with the Applicant Certification.

38. Unless the score and ranking are corrected, and the preliminary allocation revised, Petitioner will be excluded from funding and Deer Creek will be funded and Sandpiper will be eligible contrary to the provisions of the RFA and Florida Housings governing statutes and rules.

39. A correct application of the eligibility, scoring and ranking criteria will result in funding for the Petitioner.

**Right to Amend the Petition**

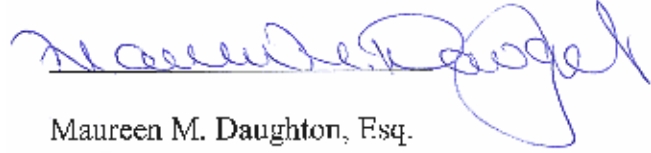
40. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

WHEREFORE, pursuant to section 120.57(3), Florida Statutes, and rule 28-110.004, Florida Administrative Code, Petitioner's request the following relief:

- a) An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)(1), Florida Statutes.
- b) If this protest cannot be resolved within seven days, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before an Administrative Law Judge ("ALJ") pursuant to Section 120.57(1) and (3), Florida Statutes.
- c) The ALJ enter a Recommended Order determining that the application of Deer Creek is ineligible and award funding to the Petitioner as the next eligible applicant.
- d) That the Corporation adopt the Recommended Order of the ALJ.

Dated this 8<sup>th</sup> day of April 2019.

Respectfully Submitted

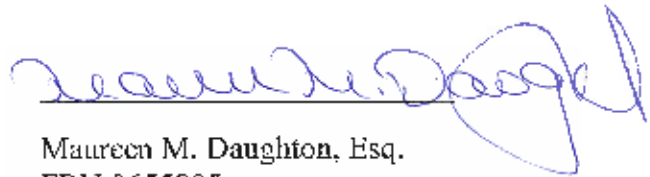


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**Counsel for HTG GULF, LLC**

CERTIFICATE OF SERVICE

I CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by electronic mail and U.S. Mail with the Corporation Clerk and Hugh Brown, General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on this 8<sup>th</sup> day of April 2019.



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RFA 2018-110 - All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	Competitive HC Request Amount	Eligible For Funding?	Qualifies for the Elderly ALF Goal?	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SAUDDA Funding Goal?	Total Points	Operating/ Administering Exp	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-191C	Madison Plains	Clay	James B. Hoover	TVC Development, Inc.	E, Non-ALF	73	1,342,000	Y	N	N	Y	N	16	0	Y	Y	Y	A	Y	174
2019-189C	Madison Meadows	Clay	James B. Hoover	TVC Development, Inc.	E, Non-ALF	56	1,330,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	159
2019-191C	Madison Plaza	Clay	James B. Hoover	American Residential Communities, LLC	E, Non-ALF	70	1,574,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	157
2019-190C	Toni Meadows	Alachua	James B. Hoover	TV Development, Inc.	E, Non-ALF	81	1,656,000	Y	N	N	Y	N	10	0	Y	Y	Y	B	Y	48
2019-190C	Madison Town	Volusia	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	74	1,700,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	127
2019-189C	Madison Trails	Polk	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	85	1,700,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	157
2019-189C	Venice Plains	Sparsco	Oscar A. Soli	Venice Pointe Dev, LLC, TCG Real Estate Ventures, LLC	E, Non-ALF	83	1,699,411	Y	N	N	Y	N	20	0	Y	Y	Y	R	Y	6
2019-189C	Sweetwater Village	St. Lucie	Oscar A. Soli	Sweetwater Village Dev. LLC, XG Real Estate Ventures, LLC	E, Non-ALF	120	1,699,000	Y	N	Y	N	N	20	0	Y	Y	Y	A	Y	200
2019-189C	Beachwood Village	St. Lucie	Oscar A. Soli	Beachwood Village Dev. LLC, JDS Real Estate Ventures, LLC	F	100	1,499,726	Y	N	N	Y	Y	15	0	Y	Y	Y	A	Y	53
2019-191C	Admiral Village	Polk	Oscar Soli	Admiral Gardens Dev. LLC	E, Non-ALF	102	1,700,000	Y	Y	N	Y	N	10	5	Y	Y	Y	A	Y	2
2019-191C	Meadowbrook Commons	Escambia	Scott Zimmerman	805 Meadowbrook Commons Developers, LLC, Pevas Meadowbrook Commons Developers, LLC	F	96	1,760,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	75
2019-192C	Edenway at Madison	Polk	Richard J. Coats, II	Edenway Hillside Developers, LLC, Bayview Foundation FL Development, LLC, JPM Outdoor, LLC	E, Non-ALF	77	1,925,000	Y	N	Y	N	N	20	0	Y	Y	Y	A	Y	85
2019-192C	The Reserve at Bayshore	Lee	Allen Ralpinth	South Creek Ventures, LLC, Gateway Florida Development, LLC, CRM Florida Development, LLC	E, Non-ALF	75	1,400,000	Y	N	Y	N	N	15	0	Y	Y	Y	A	Y	65
2019-194C	Harmony at Citrus Hills	Citrus	Robert B. Coats, III	Timber Hill Tide Developers, LLC, Bayview Foundation FL Development, LLC, JPM Outdoor, LLC	E, Non-ALF	96	1,730,000	Y	Y	Y	Y	N	16	5	Y	Y	Y	A	Y	125
2019-195C	Rouevell Manor	Polk	Scott Zimmerman	805 Rouevell Manor Developers, LLC, JPM Outdoor, LLC	E, Non-ALF	80	1,280,000	Y	Y	Y	N	N	10	0	Y	Y	Y	A	Y	145
2019-196C	The Village at Center	Hernando	William Schneider	Lumina Development Corporation	E, Non-ALF	89	1,700,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	103
2019-197C	Oasis at Renaissance Preserve	Lee	Robert L. Perry	Integral Development, LLC, Planning for Urban Communities, LLC	ALF	124	1,700,000	Y	Y	N	N	N	28	28	Y	Y	Y	A	Y	52
2019-199C	Bayside Gardens	Oklawaha	Michael Levit	The Lechris Development Company, LP, Bayside Development of Fort Weir, LLC, South Creek Ventures, LLC, Gateway Florida Development, LLC, CRM Florida Development, LLC	F	35	1,730,000	Y	N	N	Y	Y	16	5	Y	Y	Y	A	Y	285
2019-201C	The Reserve at Lake Mary	Marion	William Hupp Jr.	Timber Hill Tide Developers, LLC, JPM Outdoor, LLC	F	70	1,480,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	70

- Exhibit A

RFA 2018-110 - All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo, Commitment	Total Units	Competitive HC Request Amt	Eligible For Funding?	Qualifies for the Elderly AIF Goal?	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADD Funding Goal?	Total Points	Operating/ Administering Exp	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number	
2018-202C	Westside Phase 1	Volusia	Barren Sr. Sr.	New Spring Beach Redevelopment Partners, LLC; NSB-DC Development, LLC	E, Non-AIF	80	1,630,000	Y	N	Y	Y	N	14	U	Y	Y	X	A	Y	171	
2019-223C	Tianquility at Brooksville	Hernando	Robert A. Criss, III	Timber Hill Tide Developers, LLC; Bayview Foundation 2 - Development II, LLC; JPM Outlook LLC	-	97	1,300,000	Y	N	Y	N	N	16	Q	Y	Y	Y	A	Y	34	
2019-240C	Harmony at vibrant Dora	Lees	Robert B. Criss, III	Timber Hill Tide Developers, LLC; Jansan Foundation FL Development, LLC; JPM Outlook LLC	C, Non-AIF	56	1,700,000	Y	N	Y	N	N	10	Q	Y	Y	Y	A	Y	118	
2019-205C	Tranquility at Lakes and Dora	Polk	Todd M. Wind	Timber Hill Tide Developers, LLC; JPM Outlook LLC	F	58	1,700,000	Y	N	N	R	V	10	Q	Y	Y	Y	A	Y	176	
2019-206C	The Reserve at Mount Dora	Lake	Allen Rappaport	South Creek Ventures, LLC; Gateway Florida Development, LLC; CBV Florida Development, LLC	F, Non-AIF	96	1,700,000	Y	R	N	N	R	18	Q	Y	Y	Y	A	Y	113	
2019-207C	Harmony at Bayshore	Lees	Robert B. Criss, III	Timber Hill Tide Developers, LLC; Bayview Foundation FL Development, LLC; JPM Outlook LLC	F, Non-AIF	75	1,400,000	Y	N	Y	Y	N	10	Q	Y	Y	Y	A	Y	43	
2019-209C	Deer Creek Senior Housing	Madison	Steven C. Kirk	Maral Neighbourhoods, Incorporated; Neighbourhood Housing and Development; Trusent Hill Tide Developers, LLC; Bayview Foundation 2 - Development II, LLC; JPM Outlook LLC	E, Non-AIF	82	1,250,000	Y	Y	V	Y	Y	20	E	Y	Y	Y	Y	A	Y	4
2019-210C	Harmony at Phoenician	Deele	Robert S. Criss, II	Timber Hill Tide Developers, LLC; Bayview Foundation 2 - Development II, LLC; JPM Outlook LLC	E, Non-AIF	85	1,550,000	Y	N	Y	N	N	18	Q	Y	Y	Y	A	Y	10	
2019-221C	Tanager Court	Polk	Domingo Sanchez	DPH Development, LLC	E, Non-AIF	98	1,550,000	Y	N	Y	Y	N	10	Q	Y	Y	Y	A	Y	44	
2019-212C	Sandhill Palms	Sumter	Domingo Sanchez	DCEN Development, LLC	F	88	1,680,000	Y	N	N	N	Y	20	Q	Y	Y	Y	A	Y	112	
2019-213C	Woods Dove Court	Osceola	Domingo Sanchez	DCEN Development, LLC	F, Non-AIF	88	1,650,000	Y	Y	N	Y	Y	20	Q	Y	Y	Y	A	Y	22	
2019-214C	Tranquility at Ocala	Marion	Todd M. Wind	Timber Hill Tide Developers, LLC; JPM Outlook LLC	F	95	1,730,000	Y	N	N	N	Y	18	Q	Y	Y	Y	A	Y	175	
2019-225C	The Reserve at Leeland	Leek	Allen Rappaport	South Creek Ventures, LLC; Gateway Florida Development, LLC; CBV Florida Development, LLC	-	30	1,700,000	Y	N	Y	Y	Y	18	Q	Y	Y	Y	A	Y	95	
2019-216C	Rockefeller Park	Hernando	Jonathan L. Wolf	Bayview Foundation 2 - Development II, LLC; JPM Outlook LLC	E, Non-AIF	84	1,650,000	Y	N	N	Y	N	10	Q	Y	Y	Y	A	Y	79	
2019-217C	Center Point Apartments	Lees	Doreen W. Barton	Bayview Foundation 2 - Development II, LLC; JPM Outlook LLC	F	92	1,275,000	Y	Y	N	N	Y	10	Q	Y	Y	Y	A	Y	29	
2019-218C	Oaks at Summerseat	Polk	Isabelle W. Barton	Bayview Foundation 2 - Development II, LLC; JPM Outlook LLC	F	99	1,275,000	Y	Y	N	N	Y	20	Q	Y	Y	Y	A	Y	12	
2019-219C	Madison Pines	Madison	Patrick E. Law	American Residential Communities, LLC	E, Non-AIF	80	1,750,000	Y	N	N	N	N	10	Q	Y	Y	Y	A	Y	57	



RFA 2018-110 - All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	Competitive HC Request Amount	Eligible For Funding?	Qualifies for the Elderly ALF Goal?	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADD Funding Goal?	Total Points	Operating/ Admin/Starting Exp	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-220C	Dale at Queen Key Apartments	Pasco	Barbara W. Peckton	BCP Development LLC	F	72	1,031,000	Y	Y	N	N	Y	13	0	Y	Y	Y	A	Y	126
2019-221C	Southcoast	Hernando	William T. Haber	The Richmond Group of Florida, Inc.	E, No, AL-	34	1,350,000	Y	N	N	N	N	18	0	Y	Y	Y	A	Y	73
2019-222C	King's Road Apartments	Manatee	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	114	1,520,000	Y	N	N	N	N	16	0	Y	Y	Y	A	Y	53
2019-223C	St. Peter/Deer Ponds	Lee	Eric C. N. Sir	Manatee Development of Florida, Inc. a WA corporation doing business in FL as Peter/Deer Developer, Inc.	F	80	1,950,000	Y	N	N	Y	Y	20	0	Y	Y	Y	A	Y	11
2019-224C	Madison Grove	Osceola	Patrick E. Law	American Residential Communities, LLC	E, No, AL, F	78	1,700,000	Y	N	N	N	N	20	0	Y	Y	Y	A	Y	187
2019-225C	Oxwood Spr 105	Bay	William A. Marvel	159 Dev Co., Inc.	E, No, AL, F	70	1,471,000	Y	N	N	N	N	20	0	Y	Y	Y	A	Y	83
2019-226C	Palin North	Sebastian	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,880,000	Y	N	N	N	Y	19	0	Y	Y	Y	A	Y	182
2019-227C	Palin Ranch	Sumter	J. David Page	Southport Development Services, Inc.	F	113	1,680,000	Y	N	N	N	Y	16	0	Y	Y	Y	A	Y	54
2019-228C	Magnolia Senior	Leon	James S. Stanley	New Affordable Housing Partners, LLC Tallahassee Housing Economic Corporation	E, No, AL, F	120	1,700,000	Y	N	N	Y	Y	20	0	Y	Y	Y	A	Y	186
2019-229C	Ocala Estates	Madison	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F, No, AL, F	204	1,671,000	Y	N	N	N	N	20	0	Y	Y	Y	A	Y	102
2019-230C	Oxwood Ridge	Leon	J. David Page	Southport Development Services, Inc.	F	75	1,430,000	Y	N	N	N	Y	19	0	Y	Y	Y	A	Y	36
2019-231C	Paysonat Cove	Pasco	Matthew A. Bishop	176 Rowland Cove Developer, LLC	F	78	1,885,224	Y	N	Y	N	Y	19	0	Y	Y	Y	A	Y	45
2019-232C	Edgie Point	Osceola	Domingo Sanchez	OPEN Development, LLC	F	88	1,700,000	Y	N	N	Y	Y	20	0	Y	Y	Y	A	Y	52
2019-233C	Sugar Mill Oaks	Citrus	Matthew A. Bishop	116 Sugar Mill Developer, LLC	E, No, AL, F	86	1,697,280	Y	N	Y	N	N	20	0	Y	Y	Y	A	Y	177
2019-234C	Lakeside Terrace Senior Apartments Phase I	Collier	Robert Smith	Brickwork Development Group, LLC, W. J. Heaver Housing Supportive Services, Inc.	F, No, AL, F	81	1,436,000	Y	Y	Y	Y	N	19	0	Y	Y	Y	A	Y	110
2019-235C	Willis at Academy Phase I	Seminole	David Strick	Paulson Development Group, LLC, SCHM Developer, LLC	F	82	1,070,000	Y	N	N	N	Y	19	0	Y	Y	Y	A	Y	78
2019-236C	Grove Mall for Phase I	Polk	Baron Smith	Parham Development Group, LLC, WHA Development, LLC	F	95	1,550,000	Y	N	Y	N	N	10	0	Y	Y	Y	B	Y	101

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2019-237C	Sumner Park Phase II	Polk	Darlene Smith	Parteen Development Group, LLC/WHM Development, LLC	F	75	1,375,000	Y	N	N	N	Y	10	0	Y	Y	N	A	Y	26
2019-239C	Oak Valley	Marion	Matthew A. Rieger	HTG Oak Valley Developer, LLC	F	95	1,697,260	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	29
2019-239C	Crystal Lake Estates	Polk	Matthew A. Rieger	HTG Crystal Lake Developer, LLC	E, Non-ALF	95	1,697,260	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	26
2019-240C	Roxann Gardens	Polk	Matthew A. Rieger	HTG Roxann Gardens Developer, LLC	F	96	1,697,260	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	40
2019-241C	Peacemaker Senior Apartments	Polk	Donald W. Paxton	BCP Development N 18 112	E, Non-ALF	120	1,697,260	Y	N	N	N	N	20	0	Y	Y	Y	A	Y	158
2019-242C	Peacemaker Senior Apartments	Osceola	Patrick S. Law	American Residential Communities, LLC	E, Non-ALF	78	1,200,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	165
2019-243C	Landon Cove	Clay	James R. Hoover	TYC Development, Inc.	F	88	1,500,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	180
2019-244C	Walden Oaks	Osceola	Patrick S. Law	American Residential Communities, LLC	E, Non-ALF	78	1,200,000	Y	N	Y	Y	N	18	0	Y	Y	Y	A	Y	68
2019-245C	Valencia Grove II	Lake	Matthew A. Rieger	HTG Valencia I Developer, LLC	E, Non-ALF	56	1,597,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	71
2019-245C	Oak Valley	Charlotte	Matthew A. Rieger	HTG Oak Valley Developer, LLC	F	90	1,697,260	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	146
2019-247C	Grove Villas	Fesco	Matthew A. Rieger	HTG Grove Villas Developer, LLC	E, Non-ALF	95	1,697,260	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	86
2019-249C	The Villas of Forest	Charlotte	Richard L. Higgins	Morgan Development USA, LP/ Park Georgia Developers, LLC	F	35	1,100,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	25
2019-250C	Princeton Place	Polk	Donald W. Paxton	BCP Development 181112	F	86	1,195,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	187
2019-251C	Greenwood Village	Polk	William A. Rieger	JES Dev Co, Inc.	E, Non-ALF	84	1,700,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	119
2019-252C	Twin Lakes Estates - Phase II	Polk	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC/ Polk County Housing Developers, Inc.	F	90	1,330,480	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	76
2019-253C	Walden Creek	Clay	James R. Hoover	TYC Development, Inc.	F	50	1,380,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	3
2019-254C	The Villas of Woodland	Sumter	Matthew A. Rieger	HTG Woodland Developer, LLC	E, Non-ALF	50	1,597,280	Y	N	Y	Y	N	12	0	Y	Y	Y	A	Y	147
2019-255C	Harpoon River Apartments	Escambia	Kenee Sandell	The "Bees" Foundation, Inc.	F	72	1,153,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	171
2019-256C	Oak Hills	Marion	Matthew A. Rieger	HTG Oak Hills Developer, LLC	E, Non-ALF	95	1,697,260	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	141
2019-257C	Walpolewood Court	Osceola	Donnie Sanchez	HTG Walpolewood Court, LLC	E, Non-ALF	80	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	141
2019-258C	Peacemaker Senior Apartments	Polk	James R. Hoover	TYC Development, Inc./ WCF Developer, LLC	E, Non-ALF	90	1,580,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	130



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2018-259C	The Bliss	St. Lucie	Matthew A. Rieger	HHS Builders Developer, LLC	F	84	1,000,000	Y	N	Y	N	N	10	0	Y	Y	Y	B	Y	64
2018-260C	Tamiami Apartments	Manatee	Robert F. Anderson, Jr.	JFC Florida Development, LLC	F	30	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	B	Y	179
2019-261C	The Pines at Town Center	Flagler	Matthew A. Rieger	HTE Pines Developer, LLC	F	100	1,607,230	Y	N	N	Y	Y	18	0	Y	Y	Y	A	Y	134
2019-262C	Sandpiper Court	St. Johns	Domingo Sanchez	DBS Development, LLC	C, Non-ALF	84	1,720,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	81
2019-263C	Albourn at Thornhillwood I	Alachua	Sam Johnston	Albourn Valley Development, LLC/Alachua Housing Developer, LLC	F	53	1,700,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	37
2019-264C	Golf Villas	Manatee	Matthew A. Rieger	HHS Golf Developer, LLC	F	89	1,555,800	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	17
2019-265C	Bella Vista	Fla.	Matthew A. Rieger	HHS Bella Vista Developer, LLC	F	36	1,697,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	138
2019-266C	The Address Phase	Volusia	Matthew A. Rieger	HTE Address II Developer, LLC	F	66	1,431,478	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	122
2019-267C	Cypress Ridge	Hernando	Matthew A. Rieger	HHS Cypress Developer, LLC	C, Non-ALF	96	1,597,200	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	47
2019-268C	Orchard Lake	Polk	Matthew A. Rieger	HHS Orchard Lake Developer, LLC	C, Non-ALF	55	1,561,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	139
2019-269C	Grand Oaks	Bay	Matthew A. Rieger	HHS Grand Oaks Developer, LLC	F	90	1,551,250	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	21
2019-270C	Baywood Isles	Polk	Matthew A. Rieger	HHS Baywood Isles Developer, LLC	C, Non-ALF	78	1,689,124	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	177
2019-271C	The Villages at Hidden Lake	Citrus	Matthew A. Rieger	HTE Villages Developer, LLC	C, Non-ALF	120	1,700,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	142
2019-272C	Tanana Meadows	Bay	Renee Sandell	The Paces Foundation, Inc.	F	80	1,225,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	69
2019-273C	At Pines at Cape Coral	Lee	Sam Johnston	Albourn Valley Development, LLC	F	72	1,374,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	181
2019-274C	The Manor	Escambia	William T. Robb	The Dickinson Group of Homes, Inc.	F	75	1,225,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	30
2019-275C	Skylofts	Osceola	Matthew A. Rieger	HHS Sky Developer, LLC	C, Non-ALF	50	1,597,280	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	148
2019-276C	South Broadway Apartments	Lee	Christopher Smith	South Broadway Apartments Developer, LLC/High South Real Estate Development, LLC	C, Non-ALF	91	1,700,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	111
2019-277C	Meris Vite Crossing	Osceola	Christopher Smith	Meris Vite Crossing Developer, LLC/High South Real Estate Development, LLC	F	89	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	34
2019-278C	Palm Coast Senior Apartments	Polk	William T. Robb	The Sherman Group of Florida, Inc.	C, Non-ALF	74	1,725,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	113

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2018-279C	Hibiscus Apartments Phase Two	Lee	Scott Zimmerman	BDC Student Apartments Development, LLC; Ludd Both Real Estate Development, Inc.	Y	96	1,701,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	51
2018-280C	Spring Cove	Seaside	Matthew A. Heger	THE Spring Developer, LLC	F	80	2,285,818	Y	N	Y	N	N	15	0	Y	Y	Y	A	Y	74
2019-281C	9th & Vine	Volusia	William T. Laboni	The Builders Group Of Florida, Inc	F	102	1,700,000	Y	N	N	Y	N	16	0	Y	Y	Y	A	Y	191
2019-282C	Redhawk Terrace	Escambia	Matthew A. Heger	HTG Redhawk Developer, LLC	F	90	1,551,200	Y	Y	Y	N	Y	10	0	Y	Y	Y	A	Y	32
2018-283C	Lafayette Park	Leon	Matthew A. Heger	HLS Lafayette Developer, LLC	F	95	1,697,280	Y	N	N	N	Y	20	0	Y	Y	Y	A	Y	1
2018-284C	CINARA Terrace	Polk	Shawn Wilson	Blue Sky Communities, LLC	F	88	1,700,000	Y	N	Y	N	Y	19	0	Y	Y	Y	A	Y	152
2018-285C	Granada Cove	Polk	Shawn Wilson	Blue Sky Communities, LLC	F, Non-ALT	84	1,650,000	Y	N	N	N	N	18	0	Y	Y	Y	A	Y	183
2019-286C	Gezlevan Place	DeSoto	Shawn Wilson	Blue Sky Communities, LLC	F	92	1,700,000	Y	N	N	N	N	16	0	Y	Y	Y	A	Y	129
2019-287C	Palmview Highway	Polk	Shawn Wilson	Blue Sky Communities, LLC	F	52	1,700,000	Y	Y	N	Y	N	10	0	Y	Y	Y	A	Y	62
2019-288C	Coastfield Manor	Herndon	Jonathan L. Wolf	Coastfield Manor Developer, LLC	F, Non-ALT	66	1,663,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	157
2018-289C	Harrow Village	Broward	Matthew A. Heger	HTG Harrow Developer, LLC	F	95	1,697,280	Y	N	N	N	Y	20	0	Y	Y	Y	A	Y	185
2018-290C	Waterwood Preserve	Sumter	Jay P. Buck	Atlantic Housing Partners, LLC/PJ Southern Affordable Development, LLC	Y	96	1,595,000	Y	N	Y	N	Y	20	0	Y	Y	Y	A	Y	140
2018-291C	Sursee Lake	Polk	Matthew A. Heger	HTG Sursee Developer, LLC	F	84	1,485,120	Y	N	Y	N	N	18	0	Y	Y	Y	A	Y	94
2019-292C	Palm Trace	Volusia	Shawn Wilson	Holbrook Development Partners, LLC	F	60	1,185,000	Y	Y	N	Y	N	16	0	Y	Y	Y	A	Y	223
2018-293C	Wesbury Commons	Lee	Jonathan L. Wolf	Wesbury Commons Property Developer, LLC	F, Non-ALT	75	1,600,000	Y	N	N	N	Y	20	0	Y	Y	Y	B	Y	186
2018-294C	Verdura at Le Cle Creek	Brevard	Jay P. Buck	Atlantic Housing Partners, LLC/PJ Southern Affordable Development, LLC	F	88	675,875	Y	N	Y	N	Y	19	0	Y	Y	Y	A	Y	51
2018-295C	Apartments at Le Cle Creek	Brevard	Jay P. Buck	Atlantic Housing Partners, LLC/PJ Southern Affordable Development, LLC	F	88	675,875	Y	N	Y	N	Y	19	0	Y	Y	Y	A	Y	17
2018-296C	Astoria Place	Polk	Shawn Wilson	Blue Sky Communities, LLC	F, Non-ALT	82	1,575,000	Y	N	N	N	N	19	0	Y	Y	Y	A	Y	17
2019-297C	Victoria Crossing	Polk	Shawn Wilson	Blue Sky Communities, LLC	F	86	1,730,000	Y	N	N	N	Y	18	0	Y	Y	Y	A	Y	89
2019-298C	Citrus Gardens	Brevard	Shawn Wilson	Blue Sky Communities, LLC	F	96	1,975,000	Y	N	N	Y	N	16	0	Y	Y	Y	A	Y	125
2019-299C	Stafford Point	Polk	Jonathan L. Wolf	Stafford Point Developer, LLC	F, Non-ALT	86	1,700,000	Y	Y	N	Y	N	16	0	Y	Y	Y	A	Y	83
2019-300C	Centrodale Terrace	Seminole	Jonathan L. Wolf	Centrodale Terrace Developer, LLC/STVA Development, LLC	F	80	1,540,000	Y	Y	N	N	Y	20	0	Y	Y	Y	A	Y	56
2018-301C	Le Cle Terrace	St. Lucie	Jonathan L. Wolf	Fullsun Terrace Developer, LLC	F, Non-ALT	85	1,700,000	Y	N	Y	N	N	20	0	Y	Y	Y	A	Y	161
2018-302C	The Venue at Viera	Brevard	Jay P. Buck	Atlantic Housing Partners, LLC/PJ Southern Affordable Development, LLC	F, Non-ALT	98	1,646,526	Y	N	Y	N	N	20	0	Y	Y	Y	A	Y	135
2019-303C	9th & Vine	Citrus	Matthew A. Heger	HTG 9th & Vine Developer, LLC	F	36	1,497,280	Y	N	N	N	Y	13	0	Y	Y	Y	A	Y	21
2019-304C	Wesbury Commons	Osceola	Deion R. Lowery	DELCH 1 DEVELOPMENT, LLC	F	60	1,590,000	Y	Y	N	Y	N	16	0	Y	Y	Y	A	Y	159

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2029-307C	HARRISON PARK APARTMENTS	Howard	Joseph W. Waterbury	134W LIFE DEVELOPMENT LLC	F	72	1,861,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	13
2019-300C	Southern Park	Lee	Matthew A. Rietz	HTG Southern Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	151
2019-309C	One Be World	Lee	Matthew A. Rietz	131G Bellmont Developer, LLC	F, Non-ALF	36	2,647,200	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	38
2019-310C	Massalina Memorial Homes	Bay	Joseph F. Channon, V	Joseph American Properties, LLC	F	105	1,700,000	Y	Y	N	Y	Y	10	0	Y	Y	Y	A	Y	150
2019-311C	Cypress Village	Lee	Shawn Wilburn	Blue Sky Communities LLC/CSL Developer LLC	F	44	1,700,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	150
2019-312C	Homes at Widdle Beach	Bay	Joseph F. Channon, IV	Baye Home Care Properties, LLC	E, Non-ALF	98	1,675,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	120
2019-313C	Fifth Brook Falls Senior Apartment	Walton	Donald W. Pasdor	RECF Development, IB, LLC	E, Non-ALF	108	2,350,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	106
2019-324C	The Club at River Ridge	Pasco	Shawn Wilburn	Blue Sky Communities LLC	E, Non-ALF	84	1,750,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	35
2019-325C	Forest Heights	Franklin	James R. Hooser	TRC Development, Inc.	F	108	1,700,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	112
2019-326C	Sandpiper Place	Manatee	Shawn Wilburn	Blue Sky Communities LLC	F	92	1,500,000	Y	Y	N	Y	Y	10	0	Y	Y	Y	A	Y	18
2019-317C	Wesley House Senior Apartments	Pasco	Durall W. Pasdor	BCP Development, IB, LLC	F, Non-ALF	110	1,410,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	24
2019-318C	Lake Cypress	Pasco	Shawn W. Pasdor	Blue Sky Communities LLC	F	92	1,400,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	59
2019-319C	Sunrise Pointe	Surfside	L. David Page	Southport Development, Inc. a WA Corporation doing business as SeaLight Development Services, Inc.	E, Non-ALF	108	2,580,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	77
2019-320C	Jackson Terrace	Cassida	James R. Hooser	TRC Development, Inc.	E, Non-ALF	96	1,750,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	159
2019-321C	Forest Glen	Charlotte	Matthew A. Rietz	HTG Forest Developer, LLC	E, Non-ALF	96	1,697,280	Y	Y	Y	N	Y	10	0	Y	Y	Y	A	Y	188
2019-322C	Fish Gardens	Osceola	James R. Hooser	TRC Development, Inc.	E, Non-ALF	84	1,370,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	15
2019-323C	Live Oak Apartments	Leon	Justin W. Zimmerman	Zimmerman Properties, LLC	F	108	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	93
2019-325C	Somerset Oak Apartments	Alachua	Justin M. Zimmerman	Zimmerman Properties, LLC	F	96	1,640,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	188
2019-326C	The Grove	Osceola	Matthew A. Rietz	TRC Developer, LLC	E, Non-ALF	96	1,597,280	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	181
2019-327C	Million Crossings	Leon	James R. Hooser	TRC Development, Inc.	F	102	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	100
2019-328C	Headford Villas	Pasco	Jonathan L. Wolf	Headford Villas Developer, LLC	E, Non-ALF	50	1,400,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	170
2019-329C	Missouri Estates	Volusia	Donald W. Pasdor	BCP Development, IB, LLC	F	72	1,600,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	92
2019-330C	Kelli Grove	Clay	James R. Hooser	TRC Development, Inc.	F	96	1,580,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	7
2019-331C	Kelly Pointe	Clay	Jonathan L. Wolf	Headford Properties Developer, LLC	F	93	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	130

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2019-332C	Stirling Terrace	Hernando	Jonathan L. Wolf	Stirling Terrace Developer, LLC	E. Non-ALF	84	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	86
2019-333C	Talbot Park	Sumner	Jonathan L. Wolf	Talbot Park Developer, LLC; SHA Development, LLC	E. Non-ALF	86	1,540,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	178
2019-334C	Austin Commons	Bay	Shane T. C. Trant	Austin Commons Developer, LLC	E. Non-ALF	86	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	D	Y	173
2019-335C	Wilderwood Preserve Senior Living	Sumner	Jay P. Brock	Affordable Housing Partners, LLC; Southeastern Affordable Development, LLC	E. Non-ALF	80	508,329	Y	R	Y	N	N	10	0	Y	Y	Y	A	Y	58
2019-336C	The Venue at Viana Phase II	Brevard	Jay P. Brock	Affordable Housing Partners, LLC; P. Southern Affordable Development, LLC	F	17	484,276	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	187
2019-337C	Thorton Shier	Brevard	Jonathan L. Wolf	Thorton Place Developer, LLC	F	50	1,700,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	104
2019-338C	Sarasota Commons	Brevard	Dean R. McLeod	WVall States Development LLC	F	56	1,600,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	07
2019-339C	New Life Frisco	Brevard	Matthew A. Fager	New Life Estates Family Developer, LLC	F	55	1,600,280	Y	Y	Y	Y	Y	10	0	Y	Y	Y	A	Y	121
2019-340C	Arbor Manor Phase I	Polk	Berjamin Stewenson	Polk County Housing Developers, Inc.	F	100	1,700,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	88
2019-341C	Arbor Manor	Bay	Jonathan L. Wolf	Arbor Manor Developer, LLC	F	86	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	130
2019-342C	Fairway Park	Polk	Matthew A. Fager	H2G Fairway Park Developer, LLC	F	96	1,570,800	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	47
2019-343C	New Life Estates Senior	Escambia	Matthew A. Fager	New Life Estates Senior Developer, LLC	F, Non-ALF	90	1,587,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	28
2019-344C	The Venue at Town Center Apartment Homes	Flagler	Jay P. Brock	Atlantic Housing Partners, LLC; P. Southern Affordable Development, LLC	F	83	1,385,526	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	74
2019-345C	Arbor Manor	Sumner	Jonathan L. Wolf	Arbor Manor Developer, LLC	E. Non-ALF	88	1,800,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	8
2019-346C	99th Drive	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	90	1,670,070	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	155
2019-347C	Summit Senior Apartments	Hernando	David W. Huxton	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E. Non-ALF	80	1,110,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	170
2019-348C	HC T. Myers	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	46
2019-349C	Osprey Landings	Volusia	Dian Barrett	PIV Outlook LLC; Pivotal Hillside Developers, LLC	F	53	1,125,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	142
2019-350C	Health Brook Apartments	Marion	Arian Barrett	JPM Outlook LLC; T. Pivotal Hillside Developers, LLC	F	90	1,589,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	54
2019-351C	Service Creek Commons	Volusia	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	118	1,580,100	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	105



RFA 2018-110 - All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	Competitive HC Request Amount	Eligible For Funding?	Qualifies for the Elderly ALP Goal?	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADD Funding Goal?	Total Points	Operating/ Administering Exp	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number	
2019-3570C	Bonnie Oak Apartments	Sebastian	L David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, LLC	C Non-ALP	40	580,000	Y	N	Y	Y	Y	10	0	Y	Y	N	A	N	40	
2019-3557C	Sebastian's Lane Village	Indian River	John D. Durrage	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	508	1,664,000	Y	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	102
2019-3541C	Pinewood Terrace	Brevard	Brian Parent	JPM Outlook LLC, Timber Hill Trade Developers, LLC	F	64	1,215,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	77	
2019-3555C	Lakewood Village	Polk	Ryan Barrett	JPM Outlook LLC, Timber Hill Trade Developers, LLC	E, Non-ALP	47	675,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	9	
2019-3560C	Grande Park Senior Apartments	Hernando	Brian Barrett	JPM Outlook LLC, Timber Hill Trade Developers, LLC	F, Non-ALP	92	2,595,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	132	
2019-3537C	The Palms at Dierstone	Levy	Joseph F. Cherman, IV	Bay American Properties, LLC	-	107	1,385,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	95	
2019-3562C	Health Brook Place Apartments	Manatee	Brian Barrett	JPM Outlook LLC, Timber Hill Trade Developers, LLC	Y, Non ALP	52	1,599,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	174	
2019-3566C	Health Brook Place Apartments	Levy	Brian Barrett	JPM Outlook LLC, Timber Hill Trade Developers, LLC	F	46	870,000	Y	N	N	Y	Y	20	0	Y	Y	Y	A	Y	58	
2019-3600C	Four Seasons at Kings Pointe	Flagler	Donald W. Stanton	FCF Development 18 LLC	F	220	1,664,000	Y	N	N	N	Y	20	0	Y	Y	Y	A	Y	10	
2019-3610C	HIGHLAND GROVE	Hernando	Brian Parent	JPM Outlook LLC, Timber Hill Trade Developers, LLC	E, Non-ALP	92	1,609,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	10	
2019-3627C	HIGHLAND APARTMENTS at Tyndal	Bay	Michael SINGHUIS	Bulfinch Development Corporation	F	77	1,054,729	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	25	
2019-3630C	The Palms at Northshore	Bay	Joseph T. Lombardi, IV	Bay American Properties, LLC	E, Non-ALP	102	1,495,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	149	
2019-3644C	Palmer Park at Grande Park	Hernando	Brian Barrett	JPM Outlook LLC, Timber Hill Trade Developers, LLC	F	90	2,590,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	5	
2019-3666C	LeVern Park	Suwannee	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,980,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	55	
2019-3672C	Waters at Tourist Village	Volusia	Donald W. Stanton	DCP Development 18 LLC	F	88	1,172,200	Y	N	Y	Y	Y	20	0	Y	Y	Y	A	Y	82	
2019-3680C	Double Springs	Brevard	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	208	1,680,000	Y	N	N	N	N	20	0	Y	Y	Y	A	Y	157	
2019-3697C	Seagrass Park	Volusia	Timothy M. Morgan	JPM Outlook LLC, Timber Hill Trade Developers, LLC	F	72	1,660,385	Y	Y	N	N	Y	10	0	Y	Y	Y	D	Y	38	

RFA 2018-110 - All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	Competitive HC Request Amt	Eligible For Funding?	Qualifies for the Elderly AUF?	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADD Funding Goal?	Total Points	Operating/ Administering Exp	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
<b>Ineligible Applications</b>																				
2019-183C	Madison Avenue	Lee	Patrick E. Law	American Residential Communities, LLC	E, Non-AUF	69	1,650,000	N	Y	N	N	N	20	0	Y	Y	Y	A	Y	156
2019-185C	Amesville Park Phase II	Sarasota	Joseph Chambers	SHA Affordable Development, LLC; DB Development Florida, LLC; EC Mid Florida Holdings, Inc.	F	83	1,640,000	N	N	N	Y	N	20	0	Y	Y	Y	A	Y	40
2019-128C	Lyric 1 Village Apartments	Manatee	Richard L. Higgins	Korstar Development USA, LP	F	50	2,000,000	N	N	N	Y	N	18	0	Y	Y	Y	A	Y	60
2019-209C	Bayside Pointe	Bay	William A. McNeil	JCS Dev Co, Inc.	F	102	2,200,000	N	N	N	N	Y	10	0	Y	Y	Y	A	Y	143
2019-246C	The Villas at Macdowellcrest	Citrus	Matthew A. Ripper	Macdowellcrest Development, LLC	F, Non-AUF	50	1,350,000	N	N	Y	N	N	10	0	Y	Y	Y	B	Y	162
2019-292C	The Bliss 1*	St. Lucie	Matthew A. Ripper	ITG Bliss 1 Development, LLC	E, Non-AUF	85	1,300,000	N	N	Y	N	N	10	0	Y	Y	Y	B	Y	158
2019-300C	Bergson Place*	Citrus	Matthew A. Ripper	416 Bergson Developer, LLC	F	90	1,350,000	Y	N	Y	N	Y	10	0	Y	Y	Y	B	Y	33
2019-305C	Cardinal Oaks	Citrus	Paul S. McDonald	Arkulus Development, LLC; ADC Communities, LLC	E, Non-AUF	141	1,065,000	N	N	N	N	Y	10	0	Y	Y	Y	A	Y	116
2019-322C	Cap Pointe Place Phase II	Lee	Alexis Miller, Jr.	East Pointe Phase Two Development, LLC	F	64	1,290,000	N	Y	N	N	N	20	0	Y	Y	Y	A	Y	153
2019-363C	Woodbridge Apartments	Leon	Jason Parent	2PM Development LLC; Outlook Development, LLC	F	37	600,000	N	Y	N	N	N	20	0	Y	Y	Y	F	Y	67

\*HC Request Amount was adjusted during scoring. The use of asterisks indicates the Corporation funding preference was adjusted during scoring.  
 \*Corporation funding preference was adjusted during scoring.

RFA 2018-110 - Recommendations

Total HC Available for RFA	14,397,104.00
Total HC Allocated	14,240,609.00
Total HC Remaining	156,495.00

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Uomo. Commitment	Total Units	Competitive HC Request Amount	Qualifies for the Elderly AUF Goal?	Qualifies for the NP Goal?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Total Points	Operating/ Administering Experience	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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Goal to fund one application that qualifies for the Elderly AUF Goal

2018-297C	Casa di Pavesaliscio Preserve	Inc	Robert L Perry	Integral Development, LLC Housing for Urban Communities, LLC	ALF	124	1,705,000	Y	Y	N	N	28	16	Y	Y	Y	MC	A	Y	52
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Goal to fund one application that qualifies for the Non-Profit Application Goal

2018-200C	Deer Creek Senior Housing	Alachua	Steven C. Kirk	Kismet Neighborhoods, Incorporated Neighborhood Rejuvenation Development Corporation	Non-AUF	62	1,750,000	N	Y	Y	N	10	0	Y	Y	Y	MC	A	Y	4
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Goal to fund two applications that qualify for the Local Government Area of Opportunity Goal

2018-100C	Autumn Village	Holk	David Sal	Jeffrey Cavaleis Dev, LLC	E. Non-AUF	102	2,700,000	N	N	Y	N	10	0	Y	Y	Y	MC	A	Y	2
2018-316C	Stands per Place	Manatee	Sharon Wilson	Blue Sky Communities, LLC	F	92	3,800,000	N	N	Y	N	10	0	Y	Y	Y	MC	A	Y	2

Goal to fund two Family Demographic Applications that qualify for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal

2018-292C	Arveste Park	Lan	Matthew S. Rogers	ITIG LA Bayview Developer, LC	F	35	1,697,280	N	N	N	Y	10	0	Y	Y	Y	MC	A	Y	1
2018-234C	Marle Creek	Clay	Jeffrey E. Hoover	TTC Development, Inc	F	36	1,585,000	N	Y	N	Y	10	0	Y	Y	Y	MC	A	Y	3

Additional Applications

2018-364C	Providence at Strands Park	Escambia	Brian Barrett	JPM Outpost, LLC Tenth Hill Tide Developer, LLC	F	80	1,540,000	Y	N	N	Y	10	0	Y	Y	Y	MC	A	Y	5
2018-344C	Karor Commons	Seminole	James F. Deval	North Embros Developer, LLC	E. Non-AUF	68	1,380,000	N	N	N	N	10	0	Y	Y	Y	MC	A	Y	8
2018-307C	HARRISDALE PARK APARTMENTS	Brevard	Joseph M. Wardlaw	JRW: JP DEVELOPMENT LLC	F	72	1,450,000	N	N	Y	N	10	0	Y	Y	Y	MC	A	Y	13
2018-335C	Wildwood Preserve Senior Living	Sumter	Jay P. Brock	Advanced Living Partners, L.L.P., Southern Florida Development, L.L.C.	E. Non-AUF	30	503,329	N	Y	Y	N	10	0	Y	Y	Y	MC	A	Y	56

# Maureen McCarthy Daughton, LLC

MMD LAW

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**Via Hand Delivery and Email**  
**March 27, 2019**

Ms. Ana McGlamory ([Ana.McGlamory@FloridaHousing.org](mailto:Ana.McGlamory@FloridaHousing.org))  
Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough, Suite 5000  
Tallahassee, Florida 32301


RECEIVED  
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FLORIDA HOUSING FINANCE CORPORATION

**RE: Notice of Intent to Protest, Request for Applications (RFA) 2018-110 Proposed Funding Selections and Rankings**

Dear Corporation Clerk:

On behalf of Applicant, HTG Gulf, LLC, Application No. 2019-264C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2018-110 posted by Florida Housing Finance Corporation on March 22, 2019 at 10:44 a.m., concerning *Housing Credit Financing for Affordable Housing Developments located in Medium Counties*. (See Attached).

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,  
  
Maureen M. Daughton

cc: Hugh Brown, General Counsel

- Exhibit B -



RFA 2018-110 - Board Approved Preliminary Awards

Total HC Available for RFA	14,997,104.00
Total HC Allocated	14,940,609.00
Total HC Remaining	56,495.00

Application Number	Name of Developer	County	Name of Authorized Representative	Name of Developers	Buyer, Commitment	Total Units	Request Amount	Qualifies for the Elderly/ALF/Adult	Qualifies for the NP	Qualifies for the Local Government Area of Opportunity Goal	Qualifies for the Geographic Area of Opportunity / HUD-designated SADA	Total Points	Operating/ Administering Experience	Proximity Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Leasing/ Classification	Florida Job Creation Preference	Legacy Number
2018-197C	Osco at Renaissance	Alachua	Eileen H. Perry	Osco Development, LLC - Housing for Urban Communities, LLC	ALF	122	2,700,000	Y	N	N	Y	28	18	Y	Y	Y	Y	MC	A	Y	52
2018-209C	Star Creek Senior Housing	Alachua	Steven C. Mark	Local Neighborhoods, Incorporated, Neighborhood Housing and Development Corporation	5, Non-ALF	87	1,420,000	N	Y	Y	N	10	0	Y	Y	Y	Y	MC	A	Y	4

Goal to fund one Application that qualifies for the Elderly/ALF Goal

Application Number	Name of Developer	County	Name of Authorized Representative	Name of Developers	Buyer, Commitment	Total Units	Request Amount	Qualifies for the Elderly/ALF/Adult	Qualifies for the NP	Qualifies for the Local Government Area of Opportunity Goal	Qualifies for the Geographic Area of Opportunity / HUD-designated SADA	Total Points	Operating/ Administering Experience	Proximity Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Leasing/ Classification	Florida Job Creation Preference	Legacy Number
2018-197C	Osco at Renaissance	Alachua	Eileen H. Perry	Osco Development, LLC - Housing for Urban Communities, LLC	ALF	122	2,700,000	Y	N	N	Y	28	18	Y	Y	Y	Y	MC	A	Y	52

Goal to fund one Application that qualifies for the Non-Profit Application Goal

Application Number	Name of Developer	County	Name of Authorized Representative	Name of Developers	Buyer, Commitment	Total Units	Request Amount	Qualifies for the Elderly/ALF/Adult	Qualifies for the NP	Qualifies for the Local Government Area of Opportunity Goal	Qualifies for the Geographic Area of Opportunity / HUD-designated SADA	Total Points	Operating/ Administering Experience	Proximity Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Leasing/ Classification	Florida Job Creation Preference	Legacy Number
2018-209C	Star Creek Senior Housing	Alachua	Steven C. Mark	Local Neighborhoods, Incorporated, Neighborhood Housing and Development Corporation	5, Non-ALF	87	1,420,000	N	Y	Y	N	10	0	Y	Y	Y	Y	MC	A	Y	4

Goal to fund two Applications that qualify for the Local Government Area of Opportunity Goal

Application Number	Name of Developer	County	Name of Authorized Representative	Name of Developers	Buyer, Commitment	Total Units	Request Amount	Qualifies for the Elderly/ALF/Adult	Qualifies for the NP	Qualifies for the Local Government Area of Opportunity Goal	Qualifies for the Geographic Area of Opportunity / HUD-designated SADA	Total Points	Operating/ Administering Experience	Proximity Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Leasing/ Classification	Florida Job Creation Preference	Legacy Number
2018-190C	Auburn Village Park	Manatee	Sharon Wilson	Star Creek Communities, LLC	F, Non-ALF	102	1,270,000	N	N	Y	N	10	0	Y	Y	Y	Y	MC	A	Y	2
2018-216C	Sandpiper Place	Manatee	Sharon Wilson	Star Creek Communities, LLC	F	50	3,500,000	N	N	Y	N	10	0	Y	Y	Y	Y	MC	A	Y	15

Goal to fund two Family Demographic Applications that qualify for the Geographic Area of Opportunity / HUD-designated SADA Funding Goal

Application Number	Name of Developer	County	Name of Authorized Representative	Name of Developers	Buyer, Commitment	Total Units	Request Amount	Qualifies for the Elderly/ALF/Adult	Qualifies for the NP	Qualifies for the Local Government Area of Opportunity Goal	Qualifies for the Geographic Area of Opportunity / HUD-designated SADA	Total Points	Operating/ Administering Experience	Proximity Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Leasing/ Classification	Florida Job Creation Preference	Legacy Number
2018-289C	Lafayette Park	Levy	William A. Regier	TC Lafayette Developer, LLC	F	95	1,897,280	N	N	N	Y	10	0	Y	Y	Y	Y	MC	A	Y	1
2018-292C	Mastic Creek	Clay	Thomas A. Hoover	TGC Development, Inc.	F	95	2,550,000	N	N	N	Y	10	0	Y	Y	Y	Y	MC	A	Y	3

Additional Applications

Application Number	Name of Developer	County	Name of Authorized Representative	Name of Developers	Buyer, Commitment	Total Units	Request Amount	Qualifies for the Elderly/ALF/Adult	Qualifies for the NP	Qualifies for the Local Government Area of Opportunity Goal	Qualifies for the Geographic Area of Opportunity / HUD-designated SADA	Total Points	Operating/ Administering Experience	Proximity Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Leasing/ Classification	Florida Job Creation Preference	Legacy Number
2018-166C	Promenade at Grande Oaks	Hernando	Brian Patrick	TPM Ocala LLC, Timmerhill, Tada Developers, LLC	F	100	1,500,000	N	N	N	Y	10	0	Y	Y	Y	Y	MC	A	Y	5
2018-345C	Norton Commons	Samuel	James E. Dye	North Coast One Developer, LLC	5, Non-ALF	66	1,330,000	N	N	N	Y	10	0	Y	Y	Y	Y	MC	A	Y	8
2018-307C	HARRISON PARK APARTMENTS	Brevard	Heather M. Westbury	JMW HP DEVELOPMENT, LLC	F	72	1,450,000	N	N	N	N	10	0	Y	Y	Y	Y	MC	A	Y	13
2018-355C	Wildwood Preserve	Sumter	Jan P. Brock	Adaptive Housing Partners, LLC, Southern Florida's Development, LLC	5, Non-ALF	30	508,879	N	Y	N	N	10	0	Y	Y	Y	Y	MC	A	Y	55

On March 23, 2018, the Board of Commissioners of Florida Housing Finance Corporation approved the Review Committee's initial and staff recommendation to select the above Applicants for funding and invite the Applicants to enter credit underwriting.

Any successful Applicant must file a notice of protest and a formal written protest in accordance with Section 120.57(3), F.A.C., and Rule 67-00.005, F.A.C., and Rule 67-00.005, F.A.C., Failure to file a protest within the time prescribed in Section 120.57(3), F.A.C., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Prop. Comment	Total Units	Competitive HC Request	Eligible For Funding?	Qualifies for the Elderly Age	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / \$APDA Funding Goal?	Total Points	Operating/ Administering Exp.	Priority Funding Preference	Per Unit Construction Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Page # of 9
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RFA 2018-110 - Board Approved Scoring Results																				
2019-175C	Mission Palms	Clay	James R. Hoover	IVC Development, Inc.	E, Non-ALF	64	1,535,000	Y	Y	N	Y	N	10	0	Y	0	Y	A	Y	174
2019-190C	Armiston Meadows	Clay	James B. Ruppel	TVC Development, Inc.	E, Non-ALF	96	1,526,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	165
2019-183C	Madison Plaza	Lee	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	70	1,674,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	157
2019-132C	Toni Meadows	Alachua	James R. Hoover	TVC Development, Inc.	E, Non-ALF	81	1,656,000	Y	N	N	Y	N	10	0	Y	Y	Y	B	Y	49
2019-104C	Madison Cove	Volusia	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	74	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	127
2019-186C	Madison Mills	Brevard	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	80	1,705,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	107
2019-187C	Venice Pointe	Sarasota	Oscar A. Sol	Venice Pointe Dev, LLC; ICG Real Estate Ventures, LLC	E, Non-ALF	83	1,699,700	Y	Y	N	N	N	10	0	Y	Y	Y	B	Y	6
2019-188C	Sweetwater Village	St. Lucie	Oscar A. Sol	Sweetwater Village Dev, LLC; ICG Real Estate Ventures, LLC	E, Non-ALF	100	1,899,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	109
2019-189C	Beachwood Village	St. Lucie	Oscar A. Sol	Beachwood Village Dev, LLC; ICG Real Estate Ventures, LLC	F	100	1,699,700	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	53
2019-190C	Auburn Village	Polk	Oscar Sol	Jersey Gardens Dev, LLC	E, Non-ALF	102	1,700,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	7
2019-191C	Meadowbrook Commons	Escambia	Scott Zimmerman	ROG Meadowbrook Commons Developments, LLC; Paces Meadowbrook Commons Developer, LLC	F	96	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	75
2019-192C	Harmony at Madison	Pasco	Robert B. Coats, III	Timber Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	E, Non-ALF	72	1,725,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	65
2019-193C	The Reserve at Bayshore	Lee	Allan Kappuhn	South Creek Ventures, LLC; Gateway Florida Development, LLC; City Florida Development, LLC	E, Non-ALF	75	1,400,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	125
2019-194C	Harmony at Citrus Hills	Citrus	Robert B. Coats, III	Timber Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	E, Non-ALF	96	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	145
2019-195C	Roosevelt Manor	Polk	Scott Zimmerman	809 Roosevelt Manor Developer, LLC; Paces Roosevelt Manor Developer, LLC	F, Non-ALF	90	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	103
2019-196C	The VC Apes at Cortez	Hernando	William Schneider	Turnstone Development Corporation	F, Non-ALF	81	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	52
2019-197C	Class of Renaissance Preserve	Lee	Robert L. Perry	Integral Development, LLC; Housing for Urban Communities, LLC	ALF	124	1,700,000	Y	Y	N	N	N	28	23	Y	Y	Y	A	Y	172
2019-198C	Bayview Gardens	Ocala	Michael J. Levt	The McHale Development Company I, LP; Bayview Development of Fort Walton, LLC	F	72	1,025,453	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	180
2019-200C	The Reserve at Ocala	Marion	Allan Rappuhr	South Creek Ventures, LLC; Gateway Florida Development, LLC; City Florida Development, LLC	F	95	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	73
2019-201C	Tranquility at Lake Mary	Seminole	Todd M. Wind	Timber Hill Tide Developers, LLC; PJM Outlook LLC	F	70	1,400,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	22
2019-202C	Wetlands Phase I	Volusia	Robert Smith	New Smyrna Beach Redevelopment Partners, LLC; N58H DC Developer, LLC	E, Non-ALF	80	1,630,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	34
2019-203C	Tranquility at Brookdale	Hernando	Robert B. Coats, III	Timber Hill Tide Development, LLC; JPM Outlook LLC	F	87	1,300,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Dens. Comment	Total Units	Competitive HC Request	Eligible For Funding	Qualifies for the Elderly Affordability Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / \$400K Funding Goal?	Total Points	Operator/ Administering Exp.	Priority Funding Preference	Per Unit Construction Funding Preference	Development Category	Funding Preference	Leveraging Classification	Florida Job Creation Preference	Page 2 of 9
2019-201C	Harmony at Mount Dora	Lake	Robert B. Coats, III	Timshel Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	F, Non-ALF	96	1,700,000	Y	K	N	N	10	0	Y	Y	Y	A	Y	318	
2019-202A	Tranquility at Lakeland	Polk	Gods M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	94	1,720,000	Y	H	Y	Y	10	0	Y	Y	Y	A	Y	376	
2019-206C	The Reservoir at Mount Dora	Lake	Allan Rappaport	South Creek Ventures, LLC; Gateway Florida Development, LLC; JPM Florida	Non-ALF	96	1,400,000	Y	K	N	N	10	0	Y	Y	Y	A	Y	123	
2019-201X	Harmony at Bayshore	Lee	Robert B. Coats, III	Timshel Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	E, Non-ALF	75	1,400,000	Y	N	Y	N	10	0	Y	Y	Y	A	Y	43	
2019-209C	Deer Creek Senior Housing	Alachua	Steven C. Kirk	Rural Neighborhoods, Incorporated; Neighborhood Housing and Development Corporation	E, Non-ALF	67	1,250,000	Y	M	Y	Y	10	0	Y	Y	Y	A	Y	4	
2019-210C	Harmony at Pinewood	Brevard	Robert B. Coats, III	Timshel Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	Non-ALF	86	1,500,000	Y	K	Y	N	10	0	Y	Y	Y	A	Y	19	
2019-211C	Tanager Court	Pasco	Domingo Sanchez	DIFER Development, LLC	E, Non-ALF	88	1,650,000	Y	N	Y	N	10	0	Y	Y	Y	A	Y	44	
2019-212C	Sandhill Palms	Sumter	Domingo Sanchez	DOER Development, LLC	F	88	1,680,000	Y	M	N	Y	10	0	Y	Y	Y	A	Y	132	
2019-213C	White Dove Court	Columbia	Domingo Sanchez	DOER Development, LLC	E, Non-ALF	88	1,650,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	27	
2019-214C	Tranquility at Ocala	Marion	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	95	1,400,000	Y	N	H	Y	10	0	Y	Y	Y	A	Y	175	
2019-215C	The Reserve at Lakeland	Polk	Allan Rappaport	South Creek Ventures, LLC; Gateway Florida Development, LLC; JPM Florida	F	93	1,700,000	Y	K	N	Y	10	0	Y	Y	Y	A	Y	95	
2019-226C	Rochester Park	Hernando	Jonathan L. Wolf	Rochester Park Developer, LLC	E, Non-ALF	84	1,650,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	79	
2019-217C	Center Point Apartments	Lee	Donald W. Fenton	Rochester Park Developer, LLC	F	92	1,275,000	Y	M	N	Y	10	0	Y	Y	Y	A	Y	29	
2019-218C	Oaks at Summerfield	Polk	Donald W. Fenton	BCP Development 18 LLC	F	92	1,275,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	31	
2019-219C	Madison Pines	Alachua	Frank E. Law	American Reside Hotel Communities, LLC	E, Non-ALF	80	1,780,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	97	
2019-220C	Oaks at Green Key Apartments	Polk	Donald W. Fenton	BCP Development 18 LLC	F	72	1,300,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	134	
2019-221C	Surcoast	Hernando	William T. Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	84	1,350,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	75	
2019-222C	Kings Road Apartments	Marion	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	104	1,620,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	33	
2019-223C	St. Peter Clover Place	Lee	Eric C. Miller	National Development of America, Inc.; St. Peter Clover Developer, Inc.	F	80	1,350,000	Y	H	N	N	10	0	Y	Y	Y	A	Y	11	
2019-224C	Madison Grove	Osceola	Patrick L. Law	American Residential Communities, LLC	E, Non-ALF	78	1,700,000	Y	K	N	Y	10	0	Y	Y	Y	A	Y	137	
2019-225C	Orchard Springs	Bay	William A. Mathel	JES Bay Co., Inc.	E, Non-ALF	70	1,171,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	81	
2019-226C	Palm Birch	Sarasota	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	182	
2019-227C	Palm Ranch	Sumter	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	55	



RFA 2018-110 - Board Approved Scoring Results																						
Application Number	Name of Development	County	Name of Authorized Representative	Name of Developers	Demu. Commitment	Total Units	Competitive HC Request	Eligible for Funding?	Qualifies for the Elderly Act?	NP Goals	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA Funding Goal?	Total Points	Operating/ Administering Exp.	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category	Funding Preference	Leveraging Classification	Phase	Job Creation Preference	Page # of 9
2018-238C	Magnolia Sanita	Leon	James S. Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	110	1,700,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	185		
2018-239C	Ocala Estates	Marion	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	104	1,625,000	Y	N	N	N	N	10	0	Y	Y	Y	F	Y	102		
2018-240C	Corcora Ridge	Leon	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	75	1,400,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	45		
2018-251C	Gaywood Cove	Pasco	Matthew A. Rieger	HTG Baywood Cove Developer, LLC	F	78	1,689,124	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	45		
2018-252C	Single Pointe	Osceola	Domingo Sanchez	DDER Development, LLC	F	88	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	60		
2018-253C	Sugar Mill Oaks	Citrus	Matthew A. Rieger	HTG Sugar Mill Developer, LLC	E, Non-ALF	96	1,687,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	122		
2018-254C	Lakeland Terrace Senior Apartments Phase I	Polk	Darron Smith	Pantheon Development Group, LLC; Winter Haven Housing Supportive Services, Inc	E, Non-ALF	81	1,426,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	150		
2018-255C	Villas at Archway Place	Seminole	Darren Smith	Pantheon Development Group, LLC; SCTA Developer, LLC	F	62	1,071,000	Y	N	N	N	Y	10	0	Y	Y	Y	B	Y	78		
2018-256C	Grove Manor Phase I	Polk	Darron Smith	Pantheon Development Group, LLC; LWHA Development, LLC	F	85	1,550,300	Y	N	N	N	N	10	0	Y	Y	Y	B	Y	101		
2018-257C	Sunrise Park Phase II	Polk	Darron Smith	Pantheon Development Group, LLC; LWHA Development, LLC	F	75	1,315,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	50		
2018-258C	Oak Valley	Varian	Matthew A. Rieger	HTG Oak Valley Developer, LLC	F	96	1,687,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	20		
2018-259C	Crystal Lake Estates	Polk	Matthew A. Rieger	HTG Crystal Lake Developer, LLC	E, Non-ALF	96	1,687,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	26		
2018-260C	Rowan Gardens	Pasco	Matthew A. Rieger	HTG Rowan Gardens Developer, LLC	F	56	1,687,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	41		
2018-261C	Peachtree Senior Apartments	Bay	Donald W. Hoover	BC7 Development 18 LLC	E, Non-ALF	120	1,668,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	158		
2018-262C	Madison Trace	Osceola	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	78	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	166		
2018-263C	Landon Cove	Clay	James R. Hoover	TVC Development, Inc.	F	88	1,450,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	290		
2018-264C	Meadow Oaks	Osceola	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	78	1,700,300	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	62		
2018-265C	Valencia Grove I	Lake	Matthew A. Rieger	HTG Valencia I Developer, LLC	F, Non-ALF	96	1,687,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	71		
2018-266C	Oak Forest	Charlotte	Matthew A. Rieger	HTG Oak Forest Developer, LLC	F	96	1,687,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	146		
2018-267C	Grove Villas	Pasco	Matthew A. Rieger	HTG Grove Villas Developer, LLC	E, Non-ALF	96	1,687,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	96		
2018-268C	The Verandah of Punta Gordon III	Charlotte	Richard A. Higgins	Nonstar Development USA, LP; Punta Gordon Developers, LLC	F	56	1,110,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	25		
2018-269C	Princeton Place Apartments	Lee	Donald W. Hoover	BC7 Development 18 LLC	F	86	1,195,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	167		
2018-270C	Grovewood Village	Polk	William A. Merkel	JES Dev Co, Inc.	F, Non-ALF	84	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	119		
2018-271C	Twin Lakes Estates - Phase III	Polk	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	86	1,522,480	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	76		
2018-272C	Made Creek	Clay	James R. Hoover	TVC Development, Inc.	F	96	1,580,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	8		

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developer	Demo. Commitment	Total Units	Competitive HG Request	Eligible For Funding	Qualifies for the Elderly & Disabled	NP Goals?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA Funding Goal?	Total Points	Operating/ Administering Exp.	Priority Funding Preference	Per Unit Construction Funding	Development Category	Levying Classification	Florida Job Creation Preference	Lottery Number
2019-254C	The Villas at Wildwood	Sumter	Matthew A. Rieger	HTG Whitewood Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	147
2019-255C	Hamilton Pines Apartments	Escambia	Renée Sancell	The Pines Foundation, Inc.	F	72	1,103,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	171
2019-256C	Oak Hills	Marion	Matthew A. Rieger	HTG Oak Hills Developer, LLC	E, Non-ALF	95	1,697,280	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	115
2019-257C	Whippoorwill Court	Escambia	Domingo Sanchez	DCER Development, LLC	E, Non-ALF	88	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	141
2019-258C	Palms at Ky's Terrace	Polk	James H. Hoover	TVC Development, Inc.; VFT Developer, LLC	E, Non-ALF	90	1,580,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	133
2019-259C	The Oasis	St. Lucie	Matthew A. Rieger	HTG Isis Developer, LLC	F	83	1,900,000	Y	N	Y	Y	N	10	0	Y	Y	Y	B	Y	54
2019-260C	Tamiami Apartments	Manatee	Robert E. Madley Jr.	HC Florida Development, LLC	F	80	1,720,000	Y	N	Y	N	N	10	0	Y	Y	Y	B	Y	140
2019-261C	The Pines at Tawn Center	Flagler	Matthew A. Rieger	HTG Pines Developer, LLC	F	100	1,697,280	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	114
2019-262C	Sandpaper Court	St. Lucie	Domingo Sanchez	DCER Development, LLC	F, Non-ALF	84	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	84
2019-263C	Arbours at Merrilwood I	Alachua	Sam Johnston	Arbours Valley Development, LLC; Alachua Housing Developer, LLC	F	93	1,700,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	37
2019-264C	Gulf Villas	Manatee	Matthew A. Rieger	HTG Gulf Developer, LLC	F	88	1,550,940	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	12
2019-265C	Isle's Vics	Lee	Matthew A. Rieger	HTG Bella Vics Developer, LLC	F	96	1,287,280	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	148
2019-266C	The Addison Phase II	Manatee	Matthew A. Rieger	HTG Addison II Developer, LLC	F	86	1,429,720	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	124
2019-267C	Express Ridge	Hernando	Matthew A. Rieger	HTG Cypress Developer, LLC	E, Non-ALF	53	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	62
2019-268C	Orchid Lake	Brevard	Matthew A. Rieger	HTG Orchid Lake Developer, LLC	E, Non-ALF	95	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	139
2019-269C	Grand Oaks	Bay	Matthew A. Rieger	HTG Grand Oaks Developer, LLC	E, Non-ALF	90	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	27
2019-270C	Baywood Isles	Pasco	Matthew A. Rieger	HTG Baywood Isles Developer, LLC	F, Non-ALF	78	1,695,324	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	177
2019-271C	The Fountains at Hidden Lake	Citrus	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	100	1,750,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	142
2019-272C	Panama Mayfair	Bay	Renée Sancell	The Pines Foundation, Inc.	F	80	1,225,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	69
2019-273C	Arbours at Cape Coral	Lee	Sam Johnston	Arbours Valley Development, LLC	F	72	1,375,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	181
2019-274C	The Manor	Polk	William T. Fabry	The Richman Group of Florida, Inc.	F	75	1,215,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	30
2019-275C	Sky Lifts	Osceola	Matthew A. Rieger	HTG Sky Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	108
2019-276C	South Broadway Apartments	Lee	Christy Sher Sarno	South Broadway Apartments Developer, LLC; Judd Both Real Estate Development, Inc.	E, Non-ALF	81	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	117
2019-277C	Aero Vue Crisings	Osceola	Christy Sher Sarno	Aero Vue Crisings Developer, LLC; Judd Both Real Estate Development, Inc.	F	89	1,700,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	94
2019-278C	Palm Coast Senior Apartments	Flagler	William T. Fabry	The Richman Group of Florida, Inc.	F, Non-ALF	74	1,225,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	111
2019-279C	Hibiscus Apartments Phase Two	Lee	Scott Zimmerman	BDS Orchard Apartments Developer, LLC; Judd Both Real Estate Development, Inc.	F	96	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	51



Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demol. Commitment	Total Units	Competitive I/C Requested	Eligible for Funding?	Qualifies for the Elderly Age Group?	Local Government Areas of Opportunity / SADA Funding Goal?	Geographic Area of Opportunity / SADA Funding Goal?	Total Points	Operating/ Adminstrating Exp.	Proximity Funding Preference	Per Unit Construction Funding	Development Category	Leveraging Classification	Page 5 of 8
2019-2800	Spring Cove	Sarasota	Matthew A. Rieger	ITG Spring Developer, LLC	F	80	1,285,818	Y	N	Y	N	10	0	Y	Y	Y	A	Y
2019-2810	9th & Vine	Volusia	William T. Palmer	The Richman Group Of Florida, Inc.	F	102	1,700,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-2820	Bellview Terrace	Escambia	Matthew A. Rieger	HTC Bellview Developer, LLC	F	90	1,491,200	Y	N	Y	Y	10	0	Y	Y	Y	A	Y
2019-2830	Lafayette Park	Leon	Matthew A. Rieger	HTS Lafayette Developer, LLC	F	96	1,657,280	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-2840	Granada Terrace	Polk	Shawn Wilson	Blue Sky Communities LLC	F	88	1,700,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-2850	Granada Cove	Polk	Shawn Wilson	Blue Sky Communities LLC	E, Non-ALF	84	1,650,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-2860	Gulfview Place	Pasco	Shawn Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-2870	Palmetto Highway	Pasco	Shawn Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-2880	Crestfield Manor	Hernando	Jonathan L. Wolf	Crestfield Manor Developer, LLC	E, Non-ALF	86	1,683,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-2890	Harbor Village	Osceola	Matthew A. Rieger	HTG Harbor Developer, LLC	F	96	1,697,280	Y	N	Y	N	10	0	Y	Y	Y	A	Y
2019-2900	Wildwood Preserve Apartments - Homes	Sumter	Jay P. Brock	Atlantic Housing Partners, L.L.P., Southern Affordable Development, LLC	F	90	1,585,710	Y	N	Y	N	10	0	Y	Y	Y	A	Y
2019-2920	Sunset Lake	Polk	Matthew A. Rieger	ITG Sunset Developer, LLC	F	84	1,485,120	Y	N	Y	N	10	0	Y	Y	Y	A	Y
2019-2930	Palm Trace	Volusia	Martin H. Petersen	Hallmark Development Partners, LLC	F	60	3,195,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-2940	Westbury Commons	Lee	Jonathan L. Wolf	Westbury Commons Property Investors, LLC	E, Non-ALF	76	1,600,000	Y	N	N	N	10	0	Y	Y	Y	B	Y
2019-2950	Ventura at Turtle Creek Apartment-Homes	Osceola	Jay P. Brock	Atlantic Housing Partners, L.L.P., Southern Affordable Development, LLC	F	58	975,945	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-2960	Ashton Place	Polk	Shawn Wilson	Blue Sky Communities LLC	E, Non-ALF	80	1,575,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-2970	Victoria Crossing	Bay	Shawn Wilson	Blue Sky Communities LLC	F	96	1,700,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-2980	Citrus Gardens	Brevard	Shawn Wilson	Blue Sky Communities LLC	F	96	1,575,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-2990	Stafford Point	Bay	Jonathan L. Wolf	Stafford Point Developer, LLC	E, Non-ALF	86	1,700,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-3010	Carlsbrooke Terrace	Seminole	Jonathan L. Wolf	Carlsbrooke Terrace Developer, LLC, SHA Development, LLC	F	80	1,540,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-3020	Fulham Terrace	St. Lucie	Jonathan L. Wolf	Fulham Terrace Developer, LLC	F, Non-ALF	96	1,700,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-3030	The Venus at Viera	Brevard	Jay P. Brock	Atlantic Housing Partners, L.L.P., Southern Affordable Development, LLC	F, Non-ALF	98	3,646,574	Y	N	Y	N	10	0	Y	Y	Y	A	Y
2019-3040	River Terrace	Citrus	Matthew A. Rieger	HTG River Developer, LLC	F	96	1,607,280	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-3050	CAMERON PRESERVE II APARTMENTS	Osceola	Deion R. Lowery	DRL CP I DEVELOPMENT LLC	F	90	1,650,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-3060	HARRISON PARK APARTMENTS	Brevard	Joseph M. Waterbury	IMV HP DEVELOPMENT LLC	F	72	1,400,000	Y	N	N	N	10	0	Y	Y	Y	A	Y
2019-3070	Solomon Park	Lee	Matthew A. Rieger	ITG Solomon Developer, LLC	E, Non-ALF	96	1,637,280	Y	N	Y	N	10	0	Y	Y	Y	A	Y
2019-3080	The Belmont	Lee	Matthew A. Rieger	HTG Belmont Developer, LLC	E, Non-ALF	96	1,637,280	Y	N	Y	N	10	0	Y	Y	Y	A	Y
2019-3100	Massalina Memorial Homes	Bay	Joseph F. Chapman, IV	Royal American Properties, LLC	F	106	1,700,000	Y	N	Y	N	10	0	Y	Y	Y	A	Y

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Perms. Commitment	Total Units	Competitive HC Request	Eligible For Funding	Qualifies for the Elderly Assisted Living	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA Funding Goal?	Total Points	Operating/ Admin/ Existing Exp.	Priority Funding Preference	Per Unit Construction Funding Preference	Development Category	Severing Classification	Page
2018-311C	Cypress Village	Leon	Shawn Wilson	Blue Sky Communities LLC	F	95	1,700,000	Y	H	Y	Y	Y	10	0	Y	Y	A	Y	150
2018-312C	Endava at Middle Beach	Bay	Joseph E. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	88	1,875,000	Y	N	N	N	N	11	0	Y	Y	A	Y	128
2019-313C	Heath Brook Falls Senior Apartments	Maricopa	Jonald W. Tague	BCP Development 18 LLC	E, Non-ALF	108	1,500,000	Y	N	N	N	N	10	0	Y	Y	A	Y	106
2019-314C	The Club at River Kings	Pasco	Shawn Wilson	Blue Sky Communities LLC	E, Non-ALF	84	1,700,300	Y	N	N	N	N	10	0	Y	Y	A	Y	25
2019-315C	Jacob Heights	Escambia	James R. Hoover	TVC Development, Inc.	F	108	1,700,000	Y	H	K	Y	Y	10	0	Y	Y	A	Y	112
2019-316C	Sandpiper Place	Manatee	Shawn Wilson	Blue Sky Communities LLC	F	92	1,500,000	Y	H	K	Y	Y	11	0	Y	Y	A	Y	118
2019-317C	Wesley Pointe Senior Apartments	Pasco	Donald W. Tague	BCP Development 18 LLC	E, Non-ALF	110	1,500,000	Y	N	N	N	N	10	0	Y	Y	A	Y	24
2019-318C	Lake Cypress	Pasco	Shawn Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	N	N	N	Y	10	0	Y	Y	A	Y	59
2019-319C	Summer Pointe	Sumter	J. David Page	Southport Development Services, Inc.	E, Non-ALF	108	1,680,000	Y	Y	N	N	N	10	0	Y	Y	A	Y	72
2019-320C	Jackson Terrace	Okaloosa	James R. Hoover	TVC Development, Inc.	E, Non-ALF	96	1,700,000	Y	N	K	N	N	10	0	Y	Y	B	Y	169
2019-321C	Forest Glen	Charlotte	Matthew A. Rieger	HTG Forest Developer, LLC	E, Non-ALF	54	1,897,280	Y	M	Y	N	K	10	0	Y	Y	A	Y	108
2019-322C	Leah Gardens	Clay	James R. Hoover	TVC Development, Inc.	E, Non-ALF	84	1,370,000	Y	N	Y	N	M	10	0	Y	Y	A	Y	15
2019-323C	Live On Apartments	Leon	Justin M. Zimmerman	Zimmerman Properties SE, LLC	F	108	1,700,000	Y	N	N	N	Y	10	0	Y	Y	A	Y	95
2019-324C	Somerset Oak Apartments	Alachua	Justin M. Zimmerman	Zimmerman Properties SE, LLC	F	36	1,670,200	Y	H	K	N	Y	10	0	Y	Y	A	Y	188
2019-325C	The Cove	Okaloosa	Matthew A. Rieger	-TG Cove Developer, LLC	E, Non-ALF	84	1,897,280	Y	N	Y	N	M	10	0	Y	Y	A	Y	184
2019-326C	Millan Crossing	Leon	James R. Hoover	TVC Development, Inc.	F	102	1,700,000	Y	N	N	K	N	10	0	Y	Y	A	Y	100
2019-327C	Bradford Villas	Polk	Jonathan L. Wolf	Bradford Villas Developer, LLC	E, Non-ALF	90	1,700,000	Y	N	N	N	N	10	0	Y	Y	A	Y	120
2019-328C	Mission Estates	Volusia	Donald W. Tague	BCP Development 18 LLC	F	72	1,070,000	Y	N	N	N	Y	10	0	Y	Y	A	Y	92
2019-329C	Kelli Grove	Clay	James R. Hoover	TVC Development, Inc.	F	36	1,500,000	Y	H	K	N	Y	10	0	Y	Y	A	Y	7
2019-330C	Ashford Pointe	Clay	Jonathan L. Wolf	Ashford Pointe Developer, LLC	F	50	1,700,000	Y	N	Y	N	Y	10	0	Y	Y	A	Y	136
2019-331C	Sterling Terrace	Hernando	Jonathan L. Wolf	Sterling Terrace Developer, LLC	E, Non-ALF	84	1,700,000	Y	M	N	N	K	11	0	Y	Y	A	Y	55
2019-332C	Talland Park	Seminole	Jonathan L. Wolf	Talland Park Developer, LLC	E, Non-ALF	80	1,540,000	Y	N	Y	N	N	10	0	Y	Y	A	Y	178
2019-333C	Austin Commons	Bay	Robert K. Trutt	Austin Commons Developer, LLC	E, Non-ALF	80	1,700,000	Y	N	N	N	N	10	0	Y	Y	A	Y	173
2019-334C	Wildwood Preserve Senior Living	Sumter	Jay P. Brock	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, LLC	E, Non-ALF	30	505,329	Y	N	Y	N	N	10	0	Y	Y	A	Y	56
2019-335C	The Venue at Villars - Phase II	Brevard	Jay P. Brock	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, LLC	F	47	790,216	Y	K	Y	N	Y	10	0	Y	Y	A	Y	187
2019-336C	Thorton Place	Brevard	Jonathan L. Wolf	Thorton Place Developer, LLC	F	90	1,700,000	Y	N	Y	N	N	10	0	Y	Y	A	Y	104
2019-337C	Shanwood Commons	Brevard	Brian M. McCreedy	MYAH Strong Development LLC	F	96	1,500,000	Y	N	N	N	Y	10	0	Y	Y	A	Y	87



Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demos. Commitment	Total Units	Competitive HC Request	Eligible For Funding?	Qualifies for the Elderly Area Goal?	Local Government Area of Opportunity / Goal?	Geographic Area of Opportunity / SADA Funding Goal?	Total Points	Operating/ Adminstrating Exp.	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category	Leveraging Classification	Pages	Job Number
2019-330C	New Life Estates	Cook	Matthew A. Rieger	New Life Estates Family Developer, LLC	F	96	1,697,283	Y	N	Y	A	10	0	Y	Y	A	Y	131	
2019-340C	Arbor Manor Phase I	Polk	William Strawn	Polk County Housing Developer, LLC	F	100	1,720,000	Y	N	N	N	10	0	Y	Y	A	Y	88	
2019-341C	Bristol Manor	Bay	Zonathar L. Wolf	Bristol Manor Developer, LLC	F	86	1,700,000	Y	N	N	Y	30	0	Y	Y	A	Y	130	
2019-342C	Fairway Park	Polk	Matthew A. Rieger	HTG Fairway Park Developer, LLC	F	83	1,570,380	Y	N	N	Y	10	0	Y	Y	A	Y	47	
2019-343C	New Life Estates Senior	Essex	Matthew A. Rieger	New Life Estates Senior Developer, LLC	F, Non-ALF	96	1,697,480	Y	N	Y	Y	10	0	Y	Y	A	Y	28	
2019-344C	The Verje at Tower Center Apartment Homes	Flagler	Jay P. Brock	Atlantic Housing Partners, LLC; Southern Affordable Development, LLC	F	83	1,998,576	Y	N	Y	Y	10	0	Y	Y	A	Y	74	
2019-345C	Norcia Commons	Seminole	James E. Jyal	Norcia Commons Developer, LLC	E, Non-ALF	68	1,340,000	Y	N	N	K	10	0	Y	Y	A	Y	8	
2019-346C	Palm Plaza	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	90	1,470,000	Y	N	N	N	20	0	Y	Y	A	Y	145	
2019-347C	Summit Senior Apartments	Hernando	Donald W. Fraxon	BCP Development 3B LLC; BHA Development LLC	E, Non-ALF	80	1,110,000	Y	N	Y	N	10	0	Y	Y	A	Y	178	
2019-348C	22nd March	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	N	10	0	Y	Y	A	Y	46	
2019-349C	Deary Landings	Volusia	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	60	1,425,000	Y	N	N	Y	10	0	Y	Y	A	Y	144	
2019-350C	High Brook Apartments	Marion	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	92	1,409,000	Y	N	N	Y	10	0	Y	Y	A	Y	51	
2019-351C	Spruce Creek Commons	Volusia	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,550,000	Y	N	N	Y	11	0	Y	Y	A	Y	105	
2019-352C	Beneva Oak Apartments	Sarasota	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F, Non-ALF	40	920,000	Y	N	N	Y	10	0	Y	Y	A	N	48	
2019-353C	Sebastian's Landing	Indian River	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	508	1,680,000	Y	N	N	N	10	0	Y	Y	A	Y	160	
2019-354C	Pinevalley Terrace	Escambia	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	54	1,215,000	Y	N	N	Y	10	0	Y	Y	A	Y	77	
2019-355C	Lakeview Village	Polk	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-ALF	47	875,000	Y	N	N	N	10	0	Y	Y	A	Y	9	
2019-356C	Grande Park Senior Apartments	Hernando	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-ALF	92	1,689,000	Y	N	N	N	10	0	Y	Y	A	Y	152	
2019-357C	The Points at Blairstone	Leon	Joseph F. Chagman, IV	Royal American Properties, LLC	F	102	1,696,000	Y	N	N	Y	20	0	Y	Y	A	Y	90	
2019-358C	North Brook Place Apartments	Marion	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-ALF	92	1,689,000	Y	N	N	N	10	0	Y	Y	A	Y	179	
2019-359C	Huntington Place	Lee	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	46	870,000	Y	N	N	Y	10	0	Y	Y	A	Y	88	
2019-360C	Fountain's at King's Points	Flagler	Donald W. Fraxon	BCP Development 1B LLC	F	120	1,666,000	Y	N	N	Y	16	0	Y	Y	A	Y	16	
2019-361C	Highland Grove	Hernando	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-ALF	92	1,689,000	Y	N	N	N	10	0	Y	Y	A	Y	10	
2019-362C	Highline Apartments at Tyndall	Bay	Michael Stogers	Buriers Development Corporation	F	72	1,062,749	Y	N	Y	N	10	0	Y	Y	A	Y	23	



Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developer	Perm. Commitment	Total Units	Competitive HC Request	Eligible for Funding?	Qualifies for the Elderly & Geographically Disadvantaged?	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SAADA Funding Goal?	Total Points	Operating/ Administering Exp.	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Preference	Leveraging Classification	Page	B of B
2019-3544	The facade at North core	Bay	Joseph F. Chapman, IV	Royal American Properties, LLC	F, Nov-23	402	1,895,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	90
2019-3644	Promenade at Grande Park	Hernando	Brian Parant	JPM Outlook LLC; Timebel Hill Tide Developers, LLC	F	80	1,520,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	5
2019-366C	Lennox East	St. Lucie	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	N	Y	32	0	Y	Y	Y	A	Y	35
2019-367C	Vistas at Pointehead	Volusia	Donald W. Pappan	DCP Development 19, LLC	F	88	1,215,000	Y	N	N	N	N	30	0	Y	Y	Y	A	Y	87
2019-368C	Londale Springs	Brevard	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	106	1,680,000	Y	N	N	N	N	30	0	Y	Y	Y	A	Y	157
2019-369C	Carlington Park	Volusia	Timothy M. Morgan	JIC Florida Development, LLC	F	77	1,650,386	Y	N	N	N	Y	10	0	Y	Y	Y	B	Y	98

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developer	Board Approval	Dem. Commitment	Total Units	Competitive HC Request	Eligible for Funding?	Qualifies for the Elderly Age Group?	NP Grant?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA Funding Goal?	Total Points	Operating/ Administering Exps	Priority Funding Preference	Per Unit Construction Funding Preference	Development Category	Leveraging Classification	Project Job Creation Preference	Lottery Number
2019-333C	Madison Terrace	Lee	Patrick S. Law	American Residential Communities, LLC	Y, Non-ALP	F	69	1,600,000	N	N	N	N	N	10	0	Y	Y	Y	A	Y	156
2019-185C	Arnavillis Park Phase 1	Sarasota	Joseph Chambers	SFA Affordable Development, LLC; DB Development Florida, LLC; SC/MY, Florida Holdings, LLC	F	F	80	1,620,000	N	H	N	Y	N	10	0	Y	Y	Y	A	Y	10
2019-120C	Lincoln Village Apartments	Manatee	Richard L. Higgins	Monstar Development USA, LP	F	F	50	1,000,000	H	N	N	Y	N	10	0	Y	Y	Y	A	Y	80
2019-205C	Bayside Pointe	Bay	William A. Mansel	JES Dev Co, Inc.	F	F	102	1,715,000	N	N	N	N	Y	10	0	Y	Y	Y	A	Y	143
2019-286C	The Villas at Meadowcrest	Citrus	Matthew A. Rieger	HTG Meadowcrest Developer, LLC	E, Non-ALP	F	96	1,810,000	N	Y	Y	N	N	10	0	Y	Y	Y	B	Y	160
2019-281C	The Ibis II*	St. Lucie	Matthew A. Rieger	HTG Ibis II Developer, LLC	E, Non-ALP	F	83	1,300,000	N	N	Y	N	N	10	0	Y	Y	Y	D	Y	168
2019-300C	Ryegon Place*	Citrus	Matthew A. Rieger	HTG Ryegon Developer, LLC	F	F	95	1,300,000	Y	N	Y	N	N	10	0	Y	Y	Y	B	Y	53
2019-325C	Cardinal Oaks	Citrus	Paula McDonald Rhodes	Victus Development, LLC; ADC Communities II, LLC	E, Non-ALP	F	100	1,685,000	N	N	N	N	N	10	0	Y	Y	Y	A	Y	110
2019-323C	East Pointe Place Phase 1	Lee	Alberto Millo, Jr	East Pointe Phara Two Developer, LLC	F	F	64	1,230,000	N	N	N	N	N	10	0	Y	Y	Y	A	Y	152
2019-355C	Woodbridge Apartments	Leon	Brian Parent	IPM Development LLC, Citrus Development LLC	T	T	82	800,000	H	N	N	N	N	10	0	Y	Y	Y	B	Y	87

\*HC Request: Amount was adjusted during scoring. This also affected the Caruration Funding per acre/acre.

\*\*Construction funding per acre/acre was adjusted during scoring.

On March 22, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any Unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 170.57(5), Fla. Stat., Rule Chapter 28-130, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 170.57(5), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

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

Name of Development: Deer Creek Senior Housing

On NW 55th Boulevard, northwest of the intersection of NW 55th Boulevard & NW 55th Avenue.

Development Location: Gainesville, Florida

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

Number of Units in the Development: 62

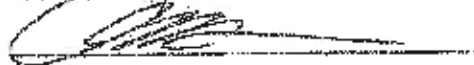
This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

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

**CERTIFICATION**

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

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

  
Signature

Andrew Persons  
Print or Type Name

9-21-18  
Date Signed

Planner IV  
Print or Type Title

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

(Form Rev. 8-13)

- Exhibit C -