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# BEFORE THE STATE OF FLORIDA FLORIDA HOUSING FINANCE CORPORATION 19 APR -8 AM 11: 44

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.

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

#### Notice |

- 4. On September 6, 2018, Florida Housing issued the RFA.
- Applications in response to the RFA were due on or before December 4, 2018.
- 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 Manatec 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. Sec, 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.
  - e. 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 RI/A (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-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 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 (sie) for funding will be the highest ranking cligible 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.
- 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, LLLP (Alachua County)

- 2019- 190C- Jersey Gardens, Ltd. (Polk County)
- -2019-316C- Blue SW 26 Street, LLC (Manatce County)
- -2019-283C- HTG Lafayette, LLC (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, Ltd. (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 LLLP ("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.

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)

- 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, Decr 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.

## Substautial 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.
- 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;
  - 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 erroncously 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 8th day of April 2019.

Respectfully Submitted

Maureen M. Daughton, Esq.

FBN 0655805

Maureen McCarthy Daughton, LLC 1725 Capital Circle NE, Ste 304 Tallahassee, Florida 32308

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 8th day of April 2019.

Maureen M. Daughton, Esq.

FBN 0655805

Maureen McCarthy Daughton, LLC 1725 Capital Circle NE, Ste 304

Tallahassee, Florida 32308

Application Number
Name of Development
County
Name of Authorized Principal Representative
Name of Developers
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Total Units
Competitive HC Request Amo
Eligible For Funding?
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- Exhibit A

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Partheon Development Group, Ltd; LWHA Development, LLC	Partheon Development & roug, LLC; SCHA Coveloper, LLC	Parthody Development Group, LC; Water Haven Housing Supportive Services, Inc.	HIG Sugarnill Developer, LCC	DDER Develoament, LLC	HTG Raywond Cove Developer, 1-C	South port Development, Inc. 8 WA curposetten doling business in FL as Southport Development Services, Inc.	Southport Davelopment, Inc. a WA comparation doing nusiness in FL as Southport Development Services, Inc.	New Affordable Tousing Partners, ILS Tallahassee Housing Economic Corporation	Southport Development, Inc. a WA comporation duing business In PL as Southport Development Services, Inc.	Southport Development, life, a WA corporation doing business in FL as Southport Development Services, Inc.	JES Dev Ca, Tre.	Amorican Residential Communities, LLC	National Development of America, Inc.; St. Peter Clavor Developer, Inc.	Southport Development, Inc. a WA remonation paint; business In -L as Southport Development Services, Inc.	The Richman Group of Florida, Inc.	DCP Dave opmant 18 LLC	Name of Developers
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Fairns at Kyle Terraco	Walppoorvill Court	SHIF YED	Hampton Pines Apartments	The Villas at Wildword	Macie Creek	Twin Lakes Estates - Phase	6 rayewhad Village	Princeton Place Apartments	The Versadas of Funts Sonda III	Grove Villes	Oak fulest	Valencia Grove II	Vladison Caks	Landoti Cove	Madison Trace	Peachtrae Senior	Rowar Gamens	Erystal Lake Estates	Dak Valley	Sundso Park Phase II	Name of Development
Palk	Osceola	Marion	kscambia	Sumter	Clay	9⊌lk	Polk 1	- 1	Charlotte	Festa	Charlotte	eye	Osceola	Clay	Oscenia	Ray	Pasce	Polk	Maron	Poik	County
Jevocyl 's saunt	Domingo Sanchez	Matthew A. Rieger	Renee Sandell	Matthew A. Riegar	James R. Hoove:	Matthew A. Rieger	William A. Markel	Danald W Pauton	Richard L Higg ns	Matthew A. Rieger	Matthow A. Rieger	Matthew A. Riogen	Patrick F. Law	Jamies R. Hogyer	Patrick E. Low	Danald W Pactor	ew A	Matthew A Ringer	Matthew A. Neger	Darren Smith	Name of Authorized Principal Representative
TVIT Development, Inc.; WF Developer, LLC	DDER Deuslopment, LC	∏C Oak Hills Developer, 1 €:	The Paces Roundation, no.	HTS Wildwood Developer, LLC	TVC Development, Inc.	HTG Twin takes III Davidontr, LES Polk County Housing Developers, Inc.	JES Dev Co, Inc.	Banald WiPeuton BCP Development 18 (1.4)	Norster Development USA, LP; Punta Gorda Developers, L.L.C	HTG Grove Villas Developar, LLC	नार वर्ष -areat Developer, LUC	: ITG Valencia "I Developer, ITG	American Residential Communities, ILC	TVC Development, Inc.	American Residential Communities, L.C.	Danald W Paxton BCP Development 18-15	HITS Rowan Gardens Developer, LLC	HTG Crystal Lake Developer; H C	HTG Gar Valley Brackboon, LC	Pantheon Development Group, LC: LWHA Development, LUC	Name of Developers
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Paint Coast Senior Apartments	Aero Vue Grossings	South Broadway Apartments	Sky lofts	The Manor	Arbours at Cape Coral	Papama Mayfair	The Topotalns at Hidden Lake	Raywood Isles	Grand Oaks	Dychid take	Cypress Rio(e	The Addison Hase	Brilla Vista	SPIIIAJED	Arbours at Marrillwood I	Sandpiper Court	The Pines at Town Contor	Tamlami Aportinerits	The Pais?	Neme of Davelopment
Hagier	Osceola	بهوا	Osceola	Escambia	Z	Say	Citrus	Pasco	(PP)	Breverd	Hernando	Manatee	l ar	Manates	Ліветив	St. Jude	Flegler	Manapan	St. Lucie	County
William T ≅əbri	Christopher Savino	Christopner Savino	Matthew A. Bioger	William T. Fabbri	Sem Johnston	Renee Sandell	Mattnew A. Rieger	Matthew A. Rieger	Marchew A Riogen	Matthaw 5. Rieger	Matthew A. Rieger	Matthew 4. Rieger	Matthew A. Rieger	Matthew //. Rieger	Sam Jahnston	Damingo Sanchez	Matthew A. Rieger	F Anday,	Matthew A Rieger	Name of Authorized Principal Ropresentative
The Richman Group of Florida, No.	As to Vice Crossings Developer, LLC: Juda Roth Real Estate Devalpament, Inc.	South Broadway Apartments Developms, LLC: Jude Both Real Estate Development, Inc.	IITG Sky Developar, IJC	The Richman Group of Florida, Inc.	Arhour Valley Development, ITS	The Paces Foundation, Inc.	HTG Hiddan, ako Developer, LLC	HTG Baywood Isles Developer, 115	IITG Grand Daks Developer, LLC	HTG Corbid Lake Developer, LLC	HTG Oypress Developer, TTC	-ME Addison II Towalapar, ILC	HTS Bella Visto Developer, U.C.	HIM Gulf Developer, ITC	Arbour Veiley Development, it.C; Alachus Housing Daveloper, LUC	DISER Development, LLC	-ITG Pines Developer, ITC	JIC Florida Bovelepment, L.C	HIG by Developer, IUC	Name of Developers
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CAMERON PRESERVE . APARTMENTS	Specification (Specification)	The Venue at Vista	Ho ham Terrace	Excubroake Terrana	Stafford Point	Citrus Gardens	Victoria Crossing	Ashbon Place	Apartment Homes	Ventura at In the Creek	Westbury Commans	Palm Trace	Sunset Lake	Wildwood Preserve Apartment Homes	Hatnor Village	Crestfield Manus	Palmetto Hidnaway	Griffview Piace	Granada Cove	Crainada Tarrace	Lafayetto Park	Ballview Tellace	9th & Vine	Spring Cove	Hibisous Apartments Phase Two	Name of Development
Oscaola	Citrus	Drezz 'd	St. Lucie	Seminole	Bay	Broward	787	Pok	D. ZAJA		Īģ.	Valusia	3 ac	Sumter	Brevard	Hernanda	Pasco	025Rc	Polk	ఠ	lapa	₫.	Valusia	Serasola	l.ee	County
Deian R Lowery	Matthew A. Bieger	Jay P. Brack	Jenathan I. Wod	Jonathan Wrif	Jonathan L. Wolf	Shawii wilson	apsilw, umetis	Shawn Wilson	Jay P. D. dick	lamb Brack	Janathan _ Wo i	Martin H. Peterson	Matthew A. Rieger	Jay P. Brack	Matthew A. Rieger	Jonathan I. Wolf	Shawii Wilson	Shawn Wilson	nositW nwads	Shawn Wilson	Matthew A. Rieber	Matthew A Rioger	William T. Habari	Matthew A. Rieger	Scatt Zimniernian	Name of Authorized Principal Representative
DRILOF I, DEVELOPINENT J.C	-ITC Sive: Seveloper, LLC	Attentic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	Jonathan I. Wolf   Fulliam Terracy Doveloper, LLC	Development, LLC	-		Single Sky communities TC	Blue Star Commontain To	Affordable Development, LL.C.	Atlantic Housing Pertners, LL_P.; Southern	Westbury Commons Property Developer,	Hallmark Development Partners, LCC	HTG Sunset threatoper; LLC	Atlantic Housing Partners, L.L., P.; Southern Affordable Development, L.L.C.	IITG Harbor Devin oper, LLC	Crestfield Manor Developer, U.C.	Blue Sky Communities U.C	Blue Sky Communities LC	Blue Sky Contribution LLC	Blue Sky Communities LLC	HTG Lafayette Developmy, ILC	HTG Reliview Boxsloper, LLC	The Biologian Group Of Florida, Inc.	HTE Spring Taxonlaper, LLC	BDG Orchid Apartmants Developer, ITC : Judd Roth Real Estate Davelopment, Inc.	Name of Developers
- 71	-7	E Notable	E, Vert-Auf-	-	C, INCHINATO	E Non-All	-	E NOTE OF		7	E, Non-A.F	т.	-		7	E, Nan-ALF	-	F	E. Non-ALF	.,.	-	¬	-	-		Demo. Commisment
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Ashford Points	Kalli Grave	Mission Estates	Bradford Villes	Killian Crossing	The Cove	Somerset Dak Apart nems	Lave Oak Apartments	Leah Gardens	Namest 6 en	Jackson Temade	Suinter Points	Carry Co. In case	aba Carones	Wesley Pointo Sarran	Sandpiper Place	lazob Heights	The Club et Blyon Bidge	Hooth Brook Falls Senior	Honouve at Middle Beach	eBellin ssaidd	Massalina Memonol Homes	line de mort	Solomor Park	HARRISON PARC APARTMENTS	Name of Development
Clay	Clay	Fisuray	Fasca	leen	Osceola	Alachua	Labii	Clay	Charlotte	Ospeda	Sunter		Pasco			Escambia	Passo	voltep.	Bay	Lee	Rey	.50	Life	Bravard	County
Jonathan L Wol	James R. Hogyer	Conaid W. Faxto:	Jonathan L. Wolf	James B. Hoover	Matthaw A. Nieger	Justin M. Zimmerman	Jestin VI. Zimmeranza	James R. Hoover	Matthew A Ringer	James R. Hoover	I. David Page		Shawn W son	Durald W Poston	Shawn Wilson	James R. Hoover	Shawa Wilson	Janald W Pastor	Joseph F. Chaoman, IV	Shayer Wilson	Joseph F. Chapman, W	Matthew A. Rieger	Matthew A. Rieger	Jasapa M Waterbury	Name of Authorized Principal Representative
	TVC Development, Inc.	Bonald W Faston BCP Development 18 LLC		TVC Development, inc.	HTG Cove Developer, JUG	Zimnier nen Proportios SE, LCC	Zirunerman Proporties SC, ILC	TVC Development, inc.	HTG forest new laper, LC	TVC Development, Inc.	corporation doing dusiness in relias Southport Develoament Services, Inc.	Southport Development, Inc. a WA	Blue Sky Communities LLC	Durald W Payton BCP Dave opment 18 LLC	Blue Sky Communities LLC	TVC Development, Inc.	Stue Sky Communities ILC	Consid W Payton RCP Development 18 LC	Raye' American Properties. LLC	Elize Sky Communities LUC: C/SL Developer,	Royal American Properties, LLC	ISTG Belmont Developer. L.C.	HTG 56,amen povelajes, U.C	TWM, III DEAELOUWANI TIY	Name of Developers
-	'n	п	E, Non Auf	-	E, Nor-Al F		-	E, Nan-AJF	t, Nam-ALF	E, Non-ALF	£ NOTION 7		т.	F, Non-AJF	F	-	E, Nor-ALF	E Non-ALF	E, Von-ALT	-	-	E, Non-ALT	E. NorrALT	7	Demo, Commitment
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J. Oseid Page	drien Perent	Brian Parent	J. Bay d Page	Bonaid W Paxton	J. David Pago	James E. Oyal	Jay 4. Brack	Matthew A. Rieger	Matthew A. Ringor	Johathan . Welf	Benjamin Stevenson	Matthew A. Rieger	Brian IV. McGeady	Jonathan L. Wolf	Jay a. Brack	Jay 2. Brack	Robert C. Trent	Johathan _ Walf	Jenathan L. Wolf	Name of Authorized Principal Rapresentative
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Volusia	Brevard	Volusia	St. it die	Hermando	Bay	Sey	Hecuanda	Flagler	3	Maripa	Leon	Hernaudo	Polk	Escarrbia	Irdian Rivo	Serasota	County
Timathy M. Morgan	J. David Daße	Danale W Pakton	aßtalp ned Y	Brian Panent	Joseph F. Chapman, M	Michael Michael	Drian Parent	Donald W Paxton	drien Persent	Brian Parent	Joseph F. Chebran, IV	Brian Parent	β∵an ³arrnt	Brion Parent	Irdian Rwd. David Jago	I. Covid Page	Name of Authorized Principal Representativa
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Woodbridge Apartments	East Pointe Place Phase II	Cardinal Caks	Hongson Place*	The Ibis I*	The Villes at Moadaworest*	Dayside Painte	는 100-1 Villago Apartmen 조 Manutee	Ansaryllis Park Piara II	Madison Terrace	lications	Name of Development
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Briza Parent	Alberto Milo, Jr.	Patia McDonald Rhodes	Matthew A. Rieger	Matthew A. Rieger	Matthew A. Rieger	William A. Markel	Richard L. Higgins	Joseph Chamibers	Patrick 5, Lac		Name of Authorized Principal Representative
15M Development Ltc; Outlook	East Pointe Phase Two Boyotaper, LLC	inVictus Development, L.C; ADC Communities I., LUC	HTG Sengapo Developer, LLC	I ∏G Ibis i Deve opar, I I €	HTG Moodbucrest Developer, LLC	JES Dev Co, Inc.	Norster Dave apmant USA, Lo	Joseph Chambers Development Florida, Ltd; GC Mr/ Florida Holdings, Inc.	American Residential Communities, LLC SHA Affordable Development, LLC: DB		Kame of Davalopers
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YHC Request Amount was adjusted during scoring. This also affected the Corporation Funding per set-aside. \*\*Corporation Funding der set-aside was adjusted during scoring.

# RFA 2018-110 - Recommendations

Application Number	I DOG I THE NET THE REAL PROPERTY OF THE PERSON OF THE PER	Total HC Allocated	Total HC Available for RFA
County	ĺ		
Name of Authorized Principal Representative	100,440,00	14,240,609.00	14,397,104.00
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Name of Authoriz Principal Representative	Elderly ALF Goal	Egbert Li Perry	Non-Profit Applic	Steven C. Kirk	Local Government	Oscar-Sul	Manatee   Shawa Wilson	s that qualify for t	Sieger Sieger	Janes F, Hoover		emando Briar Palent	James F. Dyal	Joseph W Waterbury	Jay P. Brock
Nama of Develop		Integral Development, I.C; Housing for Orban Commynities, ILC	ation Goal	Rami Neighbarhadds. Inestporated) Neighbarhadd Housing and Devolvanient	Goal to Sund two Applications that qualify for the Local Government Area of Opportunity Egal	Jersey Gardens Dev, TD	Slue Sky Communities LLC	Goal to fund two Family Damographic AppEcations that qualify for the Gapgraphic Aros of Opportunity / HUD-designated SADDA funding Goal	HTG La ayette Developer, 1.0	lennes a, Hoover   TVC Dovelopment, IIIc.		JPM Outbok L.C; Timshal Hill Tide Developers, LUC	Norton Cammons Developer, LLC	JIVW :IP DEVELOPMENT U.C	Adontic Fouring Pattners, ULLEP,; Southern Affordable Development, LLC.
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## Maureen McCarthy Daughton, LLC

MMD LAW

Maureen McCartby Daughton, LLC 1725 Capital Circle NE, Suite 304 Tallahassee, Florida 32308 T: (850) 345-8251 <u>Mdaughton@myd-iawtirm.com</u> www.mmd-lawfirm.com

Via Hand Delivery and Email March 27, 2019

Ms. Ana McGlamory (Ana.McGlamory @Floridahousing.org)
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Taliahassec, Florida 32301

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

Fotal HC Aw	Total HC Available for RFA		14,397,104.00																	
Total HC Allocated	ocalted		14,240,609,00																	
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On March 29, 2019, the Board of Devices of Florida History Street Commander Application the River Committees and staff recommendation to sale.) The above Application the Application of the Committees of the Application of the credit university is a sale.

Any ursuccessful Applications and a contrast and a formal written protess in exceedance with Section 1204 \$193, Fla. Stat., Rule Chapter 28-113. F.A.C., and Rule 57-60.005, F.A.C. Pallure to file a protest within the bine prescribed in Section 120, 573, Fla. Stat., Rule Chapter 28-113. F.A.C., and Rule 57-60.005, F.A.C. Pallure to file a protest within the bine prescribed in Section 120, 573, Fla. Stat.

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\*Htt Regiest Amount was agusted Juding sooting. This also affacted the Conducation Punding per sectabilds. \*\*/e:poration funding per rechables was adjurged during scoring.

On March 22, 2019, the Board of Dergress of Florida Housing Finance Corporation approved the Raview Committee's motion to adopt the scenting results shown.

Any unsuccessful Applicant may final motive of protest and a found written protest in accordance with Section 1.20,57(3), Fla. Stat., \*Wile Chapter 28-130, F.A.C., and Rule 67-60,009, F.A.C. Fallure to final process within the time prescribed in Section 120,57(3), Fla. Stat.

Name of Development: Deer Creek Senior Housing

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

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

Development Location: Changeville Frontal  (At a minimum provide the address number, sheet unite address, sadion (if located multin a city) or enjury (if located in the minimum) management at memoria.	provide the sices upon. Closes designated intersection and other the city on of the edinary). The besiden of all Sentered Lues, Regularion, must also be
Number of Units in the Development: 62 This number must be equal to be greater their the number of units asset	by the Applicant in Exhibit A of the RFA.
Development's proposed number of units, density, and it and zoning designation or, if the Development consists of conforming use. To the best of no knowledge, there are	the date that this form was signed, the above referenced useded use are consistent with corrent land use regulations rehebilitation, the intended use is allowed as a legally non-no hearings or approvals required to obtain the appropriate disable land use regulations, there are no known conditions eferenced Development on the proposed site.
CERTIF	TCATION
the intended use is allowed as a "legally non-conforming true and correct. In addition, if the provided Developmen	has vested in me the authority to verify expression or, if the Development consists of rehabilitation, use" and I amher certify that the foregoing information is a site is in the Florida Keys Aren as defined in Rule Chapter binined the necessary Rate of Carowth Ordinance (ROGO)
	Andrew Persons
Signature	Print of Type Name
9-21-18	Flatter IV
Date Signed	Print or Type Title

This centification must be signed by the applicable City's of County's Director of Flamming and Zoning, appointed efficial (andi) responsible for determination of issues related to comprehensive planning and zoning. City Manager, or County Manager/Adultation or Configuration. Signatures from local elected officials are not acceptable, see any other signatures. If there are afternations under to this form that change the manning of the form the form will not be accepted.

(Forth Rev. 8-13)

- Exhibit C