

BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

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FLORIDA HOUSING
FINANCE CORPORATION

HTG OAK VALLEY, LLC
Petitioner,

FBFC Case No. 2019-032BP
RFA No. 2018-110
App. No. 2019-238C

vs.

FLORIDA HOUSING
FINANCE CORPORATION.
Respondent.

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

Petitioner, HTG Oak Valley, LLC, (the "Petitioner" or "HTG Oak Valley"), 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, 6th 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 \$1,697,280.00 in Housing Credit funding for its proposed ninety-six (96) unit affordable housing development in Marion 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 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.c 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.c 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.c. 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);

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 Application 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 (Lec County)

-2019-209C-Deer Creek Senior Housing, LLLP (Alachua County)

- 2019- 190C- Jersey Gardens, Ltd. (Polk County)

- 2019-316C- Blue SW 26 Street, LLC (Manatee 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. (Suwannee County)

21. HTG Oak Valley, LLC, Application No.2019-238C (Marion County) was deemed eligible but unfunded. The scoring committee erroneously found Harrison Parc, LLC ("Harrison Parc"), Norton Commons, Ltd. ("Norton Commons"), Fountains at Kings Pointe Limited Partnership ("Fountains at Kings Pointe"), Application No.2019-360C (Flagler County) and Timshel Harmony Pinewood, LP ("Harmony Pinewood") Application No. 2019-210C (Brevard County) eligible for funding, had they been deemed properly ineligible then HTG Oak Valley, LLC would have been selected for funding.

Harrison Parc

Proximity Points

22. The RFA provides,

The Application may earn proximity points based on the distance between the Development Location Point and the Bus or Rail Transit Service...and the Community Services stated in Exhibit A. Proximity points will not be applied towards the total score. Proximity points will only be used to determine whether the Applicant meets the required minimum proximity eligibility requirements and the Proximity Funding Preference, as outlined in the chart below.

Requirements and Funding Preference Qualifications

Applications are not required to achieve a minimum number of Transit Service Points but Applications that do not qualify for the Local Government Areas of Opportunity Funding Goal and Applications for Proposed Developments located in a county other than Bay County must achieve a minimum number of total proximity points to be eligible for funding. ...

(RFA at p.19-20). The Required Minimum Total of proximity points that must be achieved to be eligible for funding is 7 points. The Total Proximity Points that must be achieved to receive the Proximity Funding Preference is 9 points or more (RFA at p. 20)

23. For purposes of proximity points, Harrison Parc selected a Public Bus Transfer Stop, which is defined as follows,

“... a Public Bus Transfer Stop means a fixed location at which passengers may access at least three routes of public transportation via buses. Each qualifying route must have a scheduled stop at the Public Bus Transfer Stop at least hourly during the times of 7am to 9am and during the times of 4pm to 6pm Monday through Friday, excluding holidays, on a year-round basis. This would include bus stations (i.e.,hubs) and bus stops with multiple routes. Bus routes must be established or approved by a Local Government department that manages public transportation. Buses that travel between states will not be considered.

Additionally, it must have been in existence and available for use by the general public as of the Application Deadline.”

(RFA at p. 76-77) (Emphasis supplied)

24. The Public Bus Transfer Stop selected by Harrison Parc is at the Sears Town Mall, located at 3550 S. Washington Ave., Titusville, Florida. As required by the RFA, Harrison Parc identified the Public Bus Transfer Stop using Latitude and Longitude coordinates, specifically, 28.575929 Latitude and -80.800239 Longitude. Harrison Parc received 2.5 transit Proximity Points based on the distance between the Public Bus Transfer Stop and the Development Location Point. A copy of Page 5 of the application of Harrison Parc indicating their selected Transit Services for Proximity Points is attached hereto as Exhibit C.

25. As of July 27, 2018, over four (4) months before the Application Deadline of December 4, 2018, the Public Bus Transfer Stop, identified and used by Harrison Parc to achieve the minimum required total Proximity Points was removed from this location at the request of the property management company of the Sears Town Mall. Thus, the selected Public Bus Transfer Stop was not, "in existence and available for use by the general public" on December 4, 2018.

26. The result is that Harrison Parc will lose 2.5 proximity points reducing its Total Proximity Score from 9 to 6.5, below the required Minimum Total Proximity Points of 7 making the Harrison Parc Application ineligible.

Norton Commons

Pro-Forma

27. The RFA requires each applicant to complete a Development Cost Pro-Forma. As provided in the RFA,

The sources must equal or exceed the uses. During the scoring process, if a funding source is not considered and/or if the Applicant's funding Request Amount is adjusted downward, this may result in a funding shortfall. If the Applicant has a funding shortfall, it will be ineligible for funding.

(RFA at p. 59)

28. On the Development Cost Pro-Forma, under the sub-heading of General Development Costs, the Applicant must include the amount of Impact Fees required to be paid. Norton Commons is subject to police, fire and recreation impact fees imposed by the City of Sanford. Norton Commons is also subject to transportation and library impact fees imposed by Seminole County. Altogether, Norton Commons reported impact fees for both the City of Sanford and Seminole County in the amount of \$156,510 on their Development Cost Pro Forma.

29. This calculation for the police, fire and recreation impact fees were based on the 2017 Impact Fee schedule for the City of Sanford, Florida. On September 1, 2018, higher impact fees were imposed by the City of Sanford increasing the police, fire and recreation impact fees and bringing the total impact fees amount for Norton Commons up to \$159,979.52. Under the Construction Sources of the Pro Forma, the Applicant revealed zero funds in Construction/Permanent Funding Surplus Amounts, thus the increase of the impact fees, results in a funding shortfall and a determination of ineligibility. Copies of the Schedule for the *City of Sanford Fire Police and Recreation Impact Fees* effective September 1, 2017 and September 1, 2018 is attached hereto as Exhibits D and E respectively.

30. Norton Commons should be deemed ineligible for having a funding shortfall.

Zoning

31. The RFA requires each applicant to provide the properly executed Local Government Verification that Development is Consistent with Zoning and Land Use Regulation form (Form Rev. 08-18) As provided in the RFA

Appropriate 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 forms:

(RFA at p. 35)

32. Norton Commons provided the *Local Government Verification that Development is Consistent with Zoning and Land Use Regulations* form ("Zoning Form"). The form was executed but not properly completed.

33. The Zoning Form contains the following language:

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)

34. Norton Commons is proposing to develop 68 units. The Zoning designation for Norton Commons from the City of Sanford is MR-2 which allows up to 15 dwelling units per acre. The Site Control documentation provided by Norton Commons indicates the proposed development site is approximately 4.35 acres, which would allow for 65 dwelling units. Norton Commons would need at least 4.53 acres in order to accommodate a 68-unit development.

35. A review of the Plat maps for the proposed development reveals that the acreage is even less than what is reflected in the site control documents and thus not large enough to accommodate a 68-unit development.

36. Norton Commons should have been deemed ineligible for not having enough density for their proposed development

Fountains at Kings Pointe

37. The RFA provides that applicants may qualify for an increase in its Housing Credit amount under certain circumstances. The RFA specifically provides as follows,

(4) Basis Boost Qualifications

Regarding Housing Credits, HUD provides regulatory guidance on the effective date of Difficult Development Area (DDA) and Qualified census Tract (QCT) lists for an increase in eligible basis in accordance with section 42(d)(5)(B) of the IRC. HUD's notice published in the September 11, 2017 edition of the Federal Register (<https://www.huduser.gov/portal/Datasets/QCT/QCTDDA2018Notice.pdf>) governs the eligibility for a basis boost for the development proposed in this RFA.

(b) HUD-designated Small Area DDA (SADDA)

A proposed Development will be eligible for the basis boost if located within a HUD-designated Small Area DDA (SADDA), as defined in Section 42(d)(5)(B)(iii), IRC. The SADDA designation will only apply to the building(s) located within the applicable SADDA Zip Code Tabulation Area (ZCTA) and only those building(s) will be eligible for the basis boost.

HUD has assigned a ZCTA number to each SADDA, available at <http://www.huduser.gov/portal/Datasets/qct/DDA2018M.PDF> and <http://qct.huduser.gov/tables/saddatables.obd>.

The applicable HUD mapping software is available at <http://www.huduser.gov/portal/sadda/sadda-qct.html>.

To qualify, the Applicant must identify, in Exhibit A, the ZCTA number(s) for the proposed Development.

During credit underwriting and at the time of the Final Cost Certification, if it is determined that there are buildings located outside of the applicable SADDA ZCTA, the Corporation reserves the right to reduce the Housing Credit Allocation if the eligible basis for the building(s) located in the applicable SADDA ZCTA is not sufficient to support the request amount.

(RFA at p.51-52)

38. If the Applicant does not qualify for a basis boost its requested Housing Credit Amount cannot exceed \$1,300,000 (RFA at p. 50).

39. The Fountains at Kings Pointe identified 32136 as the ZCTA number. However, 32136 is not the SADDA Zip Code Tabulation Area (ZCTA) for the Proposed Development. Thus, Fountains at Kings Pointe failed to identify the ZCTA number for the proposed Development, is not entitled to the basis boost and as such their Tax Credit Request amount must be reduced to \$1,300,000, resulting in a shortfall in funding and the application being deemed ineligible. (RFA at 59)

Funding Shortfall- Construction Funding Sources

40. Each Applicant must complete a *Development Cost Pro Forma* as part of the application process. It must identify,

“...anticipated expenses or uses, the detail/Explanation Sheet, if applicable, and the Construction or Rehab Analysis and Permanent Analysis listing the anticipated sources (both Corporation and non-Corporation funding). The sources must equal or exceed the uses. During the scoring process, if a funding source is not considered and/or if the Applicant’s funding Request Amount is adjusted downward, this may result in a funding shortfall. **If the Applicant has a funding shortfall, it will be ineligible for funding.**”

(RFA at p. 59) (emphasis supplied)

41. Within its *Development Pro Cost Pro Forma*, Fountains at Kings Pointe indicated various Construction Funding Sources, including the following,

HC Equity Proceeds Paid Prior to Completion Of Construction which is Prior to Receipt Of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant.	<u>\$8,686,075.00</u>
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42. The Equity Commitment letter submitted by Fountains at Kings Pointe, however, only shows two payments of HC equity funds, in the amounts of, \$2,481,736 and \$2,326,627, being made prior to the completion of construction. (A copy of the Equity Commitment Letter provided by RBC Capital Markets dated October 12, 2018, is attached hereto as Exhibit F.¹)

43. Thus, as opposed to having \$8,686,065.00 in HC equity proceeds to include within its Construction Funding Sources, Fountains at Kings Pointe only has \$4,808,363, reducing their total Construction Funding Sources to \$18,404,567.

¹ While Exhibit F indicates equity proceeds of \$8,686,075 “to be paid prior to Construction Competition”, The *Pay-In Schedule*, clearly reflects that only 2 of the 5 payments are to be made prior to the construction competition, since the last payment is to be made, “concurrent with permanent loan closing”

44. With Total Development Costs of \$21,811,309 and Total Construction Funding Sources of \$18,404,567, Fountains at Kings Pointe is left with a funding shortfall of \$3,406,742 and as such should have been deemed ineligible.²

Harmony Pinewood

Grocery Store Coordinates

45. Applicants earn proximity points based on the distance between the Development Location Point and the Bus or Rail Transit Service and Community Services. (RFA at p. 19-20). Eligible Community services are Grocery Store, Public School, Medical Facility and Pharmacy (RFA at p. 23)

46. Distances are to be expressed using latitude and longitude coordinates and the distances must be rounded up to the nearest hundredth of a mile. The Applicant identified the distance from the Development Location Point to its selected Grocery Store as 0.50 and failed to round up to the nearest hundredth of a mile, 0.51. Had the Applicant done so they would have lost one half of a point bringing their Total Proximity Score from 9.0 to 8.5 resulting in the Applicant losing their Proximity Funding preference.

47. If Harmony Pinewood loses its Proximity Funding Preference than it would be ranked lower than IITG Oak Valley.

Substantial Interests Affected

48. If Harrison Parc, Norton Commons and Fountains at Kings Pointe had been deemed ineligible for the foregoing reasons and Harmony Pinewood had lost its Proximity Funding Preference, than IITG Oak Valley, LLC would have been selected as the next eligible applicant.

² In fact, in RFA 2019-105 the same Developer as in this case, BCP Development 18, LLC, in Application 2019-388C, Vistas at Fountainhead, was deemed ineligible by Florida Housing because according to the Pay-In schedule on the Equity Commitment Letter, only the first 2 of 5 equity payments were to be made prior to construction completion, resulting in a funding shortfall of \$2,638,694.00.

49. 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.

50. 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

51. 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 the Public Bus Transit Stop identified by Harrison Parc was in existence and in use as of the Application Deadline
- b. Whether the proximity points score of Harrison Parc meets the Required Minimum Total of proximity points in order to be deemed eligible;
- c. Whether Norton Commons accurately calculated the impact fees;
- d. Whether Norton Commons has a funding shortfall;
- e. Whether Norton Commons has enough acreage to develop 68 units on its proposed development site;
- f. Whether Norton Commons' has enough density to develop 68 units on its proposed development site;
- g. Whether Norton Commons Zoning Form is correct;
- h. Whether Fountain at Kings Pointe properly identified the SADDA Zip Code Tabulation Number for its proposed Development;
- i. Whether Fountains at Kings Pointe is entitled to the basis boost;

- j. Whether Fountains at Kings Pointe Tax Credit Request amount is limited to \$1,300,000, resulting in a funding shortfall;
- k. Whether Fountains at Kings Pointe HC Equity proceeds amount, to be paid prior to competition of construction, is \$4,808,363;
- l. Whether Fountains at Kings Pointe has a funding shortfall;
- m. Whether Harmony Pinewood accurately identified the distance from its Development Location Point to its selected Grocery Store consistent with the requirements of the RFA;
- n. Whether Harmony Pinewood's Total Proximity Score is 8.5;
- o. Such other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

52. 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

53. 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. Harrison Parc, Norton Commons and Fountains at Kings Pointe should all be deemed ineligible for the reasons mentioned herein and Harmony Pinewood should lose the Proximity Funding Preference.

54. Unless the score and ranking are corrected, and the preliminary allocation revised, Petitioner will be excluded from funding and Harrison Parc and Norton Commons will be funded, Fountains at Kings Pointe will be eligible and Harmony Pinewood will have the benefit of the Proximity Funding Preference contrary to the provisions of the RFA and Florida Housings governing statutes and rules.

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

Right to Amend the Petition

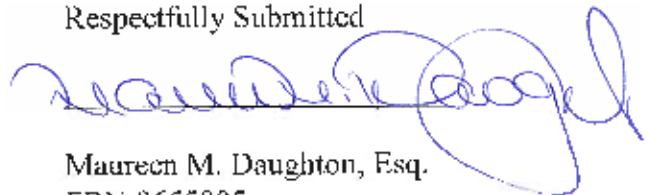
56. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

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 applications of Harrison Parc, Norton Commons and Fountains at Kings Pointe are all ineligible, the application of Harmony Pinewood is not entitled to the Proximity Funding Preference 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

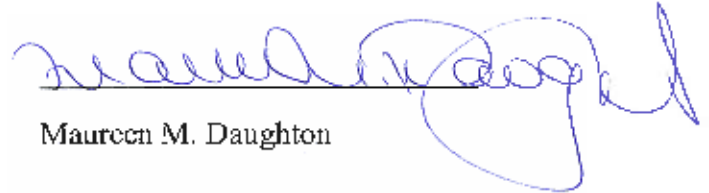


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Counsel for HTG Oak Valley, LLC

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

RFA 2018-110 - Board Approved Scoring Results

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 Area NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SANDA Funding Goal?	Total Points	Priority Funding Preference	Per Unit Construction Funding Preference	Development Category (Funding Preference)	Leveraging Classification	Tortilla Job Creation Preference	Letter Number
2019-175C	Madison Farms	Clay	James R. Hoover	TVC Development, Inc.	E, Non-ALF	25	1,532,000	Y	N	N	N	10	C	Y	Y	A	Y	174
2019-180C	Amistad Meadows	Clay	James R. Hoover	TVC Development, Inc.	E, Non-ALF	55	1,530,000	Y	A	Y	N	10	D	Y	Y	A	Y	183
2019-181C	Madison Plaza	Clay	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	70	1,674,000	Y	N	N	N	10	D	Y	Y	A	Y	57
2019-182C	Torrey Meadows	Alachua	James R. Hoover	TVC Development, Inc.	E, Non-ALF	61	1,656,000	Y	A	N	N	10	D	Y	Y	B	Y	48
2019-184C	Madison Cove	Volusia	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	74	1,720,000	Y	A	N	N	10	D	Y	Y	A	Y	127
2019-186C	Madison Trails	Brevard	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	85	1,720,000	Y	N	N	N	10	D	Y	Y	A	Y	187
2019-187C	Venue Pointe	Sarasota	Dykar A. Sal	Venue Pointe Dev, LLC; JCG Real Estate Ventures, LLC	E, Non-ALF	89	1,889,711	Y	N	N	V	10	D	Y	Y	B	Y	6
2019-188C	Sweetwater village	St. Lucie	Oscar A. Sol	Sweetwater Village Dev, LLC; JCG Real Estate Ventures, LLC	F, Non-ALF	130	1,899,000	Y	N	N	N	10	D	Y	Y	A	Y	109
2019-189C	Deerwood Village	St. Johns	Oscar A. Sol	Deerwood Village Dev, LLC; JCG Real Estate Ventures, LLC	F	120	1,869,760	Y	N	N	N	10	D	Y	Y	A	Y	63
2019-190C	Auburn Village	Polk	Oscar Sol	Jessey Gardens Dev, LLC	E, Non-ALF	127	1,800,000	Y	N	N	N	10	D	Y	Y	A	Y	7
2019-191C	Vascootook Commons	Duval	Scott Zimmerman	3GG Meadowbrook Commons Developer, LLC; Paces Meadowbrook Commons Developer, LLC	F	90	1,700,200	Y	N	N	N	10	D	Y	Y	A	Y	75
2019-192C	Hampton at Madison	Pasco	Robert B. Cantel	Timber Hill Inds Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	E, Non-ALF	77	1,825,000	Y	N	N	N	10	D	Y	Y	A	Y	86
2019-193C	The Reserve at Bayshore	Lee	Aidan Rapaport	South Creek Ventures, LLC; Gateway Florida Developers, LLC	E, Non-ALF	75	1,401,000	Y	N	N	N	10	D	Y	Y	A	Y	65
2019-194C	Hannary at Citrus Hills	Citrus	Robert B. Cantel	Timber Hill Inds Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	E, Non-ALF	56	1,705,000	Y	N	N	N	10	D	Y	Y	A	Y	225
2019-195C	Rosevelt Manor	Volusia	Scott Zimmerman	ROG Rosevelt Manor Developer, LLC; Paces Rosevelt Manor Developer, LLC	E, Non-ALF	91	1,405,000	Y	N	N	N	10	D	Y	Y	A	Y	275
2019-196C	The Villages at Gomez	Hardee	William Schneider	Turnstone Development Corporation	C, Non-ALF	84	1,700,000	Y	N	N	N	10	D	Y	Y	A	Y	303
2019-197C	Quest at Fairdale - Venice Preserve	Lee	Robert B. Cantel	Integral Development, LLC; Housing for Usca Communities, LLC	ALF	144	1,720,000	Y	Y	N	N	28	18	Y	Y	A	Y	57
2019-198C	Bayside Gardens	Clay	Michael J. Lovell	The McPhaul Development Company, LLC; BaySide Development of Fair, Walton, LLC; South Creek Ventures, LLC; Gateway Florida Development, LLC; L-W Florida Development, LLC	F	72	1,076,153	Y	N	N	N	10	D	Y	Y	A	Y	172
2019-200C	The Reserve at Orala	Marion	Milan Rapaport	Timber Hill Inds Developers, LLC; JPM Outlook LLC	F	95	1,700,000	Y	N	N	N	10	D	Y	Y	A	Y	180
2019-201C	Tranquility at Lake Mary	Seminole	Toed M. Wirth	Timber Hill Inds Developers, LLC; JPM Outlook LLC	F	70	1,400,000	Y	N	N	N	10	D	Y	Y	A	Y	75

- Exhibit A

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2018-207C	Westside Phase I	Volusia	Warren Smith	New Smyrna Beach Redevelopment Partners, LLC; NSB-IBC Developer, LLC	F, Non-Alt	80	1,630,000	Y	N	Y	Y	N	16	0	Y	Y	Y	A	Y	121	
2018-208C	Tranquility at Brooksville	Hernando	Robert B. Coats, III	Timshel Hill Rice Developers, LLC; Banyan Foundation F. Development, LLC; JPV Outlook LLC	F	87	1,300,000	Y	N	Y	N	N	16	0	Y	Y	Y	A	Y	124	
2018-209C	Hill Country at Mount Dora	Lake	Robert P. Coats, III	Timshel Hill Rice Developers, LLC; Banyan Foundation F. Development, LLC; JPV Outlook LLC	E, Non-Alt, F	86	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	118	
2018-210C	Tranquility at Mt. Dora	Polk	Todd M. Wind	Timshel Hill Rice Developers, LLC; JPV Outlook LLC	F	93	1,750,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	126	
2018-204C	The Reserve at Mount Dora	Lake	Allan Kappaha	South Creek Ventures, LLC; Gateway Florida Development, LLC; JPV Florida Development, LLC	E, Non-Alt	90	2,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	113	
2018-207C	Harmony at Anytown	Dee	Robert B. Coats, III	Timshel Hill Rice Developers, LLC; Banyan Foundation F. Development, LLC; PM Outlook LLC	E, Non-Alt	75	1,400,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	42	
2018-209C	Deer Creek Senior Housing	Alachua	Suzette C. Rink	Rural Neighborhoods, Incorporated; Neighborhood Housing and Development Corporation	E, Non-Alt	67	1,250,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	4	
2018-210C	Harmony at Pinewood	Broward	Robert B. Coats, III	Timshel Hill Rice Developers, LLC; Banyan Foundation F. Development, LLC; JPV Outlook LLC	E, Non-Alt, F	66	1,500,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	19	
2018-211C	Tanager Court	Pasco	Demarco Sanchez	DCEP Development, LLC	E, Non-Alt, F	88	1,650,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	44	
2018-212C	Sandhill Pointe	Sumter	Demarco Sanchez	DCEP Development, LLC	-	89	1,680,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	132	
2018-213C	White Dove Court	Osceola	Demarco Sanchez	DCEP Development, LLC	E, Non-Alt	89	1,950,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	24	
2018-224C	Tranquility at Crab	Marion	Todd M. Wind	Timshel Hill Rice Developers, LLC; JPV Outlook LLC	F	95	2,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	175	
2018-225C	The Reserve at Lakeard	Polk	Allan Kappaha	South Creek Ventures, LLC; Gateway Florida Development, LLC; JPV Florida Development, LLC	F	93	1,700,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	95	
2018-219C	Hochester Park	Hernando	Jonathan L. Wolff	Hochester Park Developer, LLC	F, Non-Alt, F	84	1,655,000	Y	N	N	N	N	12	0	Y	Y	Y	A	Y	26	
2018-217C	Center Pointe Apartments	Levy	Donald W. Foster	BCP Development 10 LLC	F	92	1,275,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	28	
2018-218C	Garden at Summerset	Polk	Donald W. Foster	BCP Development 10 LLC	F	92	1,275,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	43	
2018-219C	Madison Pines	Manatee	Patrick E. Lew	American Residential Communities, LLC	E, Non-Alt, F	80	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	97	

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2018-220C	Oaks at Green Key Apartments	Polk	Dorothy M Pascon	BCD Development 18 LLC	F	72	1,000,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	531	
2019-221C	Kings Road Apartments	Hernando	William T. Zabor	The Richmond Group of Florida, Inc.	E, Non-Aff	84	1,350,000	Y	N	Y	N	N	70	0	Y	Y	Y	A	Y	73	
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	N	20	0	Y	Y	C	A	Y	79	
2019-223C	St. Peter Clave Place	Lee	Eric C. Miller	National Development of America, Inc.; St. Peter Clave Developer, Inc.	F	90	2,550,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	11	
2019-224C	Windsor Grove	Osceola	Patrick E. Law	American Real Estate Communities, LLC	E, Non-Aff	78	2,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	137	
2019-225C	Orchard Springs	Bay	William A. Warkel	JES Dev Co, Inc.	E, Non-Aff	10	1,171,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	87	
2019-226C	Palm North	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	Y	10	0	Y	Y	Y	A	Y	182	
2019-227C	Palm North	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	Y	10	0	Y	Y	Y	A	Y	55	
2019-228C	Magnolia Series	León	James S. Grouley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-Aff	110	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	74	
2019-229C	Oak Estates	Marion	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-Aff	104	1,620,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	102	
2019-230C	Oxcomb Ridge	León	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	74	1,420,000	Y	N	N	N	Y	20	0	Y	Y	Y	A	Y	36	
2019-231C	Bayshore Cove	Polk	Matthew A. Ripper	HTC Bayshore Cove Developer, LLC	F	70	1,580,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	42	
2019-232C	Castle Pointe	Osceola	Domingo Sanchez	DOEP Development, LLC	F	88	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	60	
2019-233C	Sugar Hill Oaks	Citrus	Matthew A. Ripper	HTC Sugar Hill Developer, LLC	E, Non-Aff	96	1,687,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	122	
2019-234C	Riviera Terrace Senior Apartments Phase 1	Polk	Barren Smith	Pantheon Development Group, LLC; Winona Haven Housing Supportive Services, Inc.	E, Non-Aff	81	1,425,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	100	
2019-235C	Willis at Academy Place	Seminole	Barren Smith	Pantheon Development Group, LLC; SOIN Developer, LLC	F	100	1,072,000	Y	N	N	N	N	10	0	Y	Y	Y	B	Y	78	
2019-236C	Grove Marlar Phase 1	Polk	Barren Smith	Pantheon Development Group, LLC; WPHA Development, LLC	F	85	1,550,000	Y	N	N	N	N	10	0	Y	Y	Y	B	Y	101	

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2018-238C	Sunrise Park Phase II	Folk	Darren Smith	Pentelion Development Group, LLC; LWF-VA Development, LLC	F	75	1,324,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	50	
2018-238C	Oak Valley	Madison	Matthew A. Bieger	HTG Oak Valley Developer, LLC	F	65	1,697,280	Y	A	Y	N	Y	10	0	Y	Y	Y	A	Y	20	
2018-238C	Crystal Lake Estates	Polk	Matthew A. Bieger	H. G. Dryden Lake Developer, LLC	E, Non-ALF	75	1,097,280	Y	A	Y	N	Y	0	0	Y	Y	Y	A	Y	20	
2018-240C	Renaissance	Polk	Matthew A. Bieger	HTG Rowan Gardens Developer, LLC	F	96	1,697,280	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	47	
2018-241C	Seachrome Senior Apartments	Jay	Dora J. W. Payton	ACT Developer, LLC	E, Non-ALF	170	2,568,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	158	
2018-242C	Madison Trace	Osceola	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	78	2,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	166	
2018-243C	Judson Cove	Clay	James B. Krosser	TVC Development, Inc.	F	88	1,950,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	190	
2018-244C	MacArthur Lodge	Osceola	Patrick E. Law	American Residential Communities, LLC	F, Non-ALF	78	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	68	
2018-245C	Valencia Grove II	Lake	Matthew A. Bieger	HTG Valencia II Developer, LLC	F, Non-ALF	55	1,697,280	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	71	
2018-246C	Devon Lakes	Charlotte	Matthew A. Bieger	HTG Oak Forest Developer, LLC	F	94	1,697,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	146	
2018-247C	Grove Villas	Polk	Matthew A. Bieger	HTG Grove Villas Developer, LLC	E, Non-ALF	95	1,697,280	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	86	
2018-248C	The Villas at Ponte	Charlottesville	Richard L. Higgins	Warner Development USA, LP; Ponte Homes Developers, LLC	F	56	1,116,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	25	
2018-249C	Plantation Place	Polk	Donald W. Patton	ACT Development 18 LLC	F	86	1,135,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	147	
2018-250C	Groveview Village	Polk	William A. McNeal	JES Dev Co, Inc.	E, Non-ALF	94	2,750,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	119	
2018-252C	Twin Lakes Estates - Phase II	Polk	Matthew A. Bieger	HTG Twin Lakes II Developer, LLC; Polk County Housing Developers, Inc.	F	85	1,530,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	76	
2018-253C	Walden Creek	Clay	James B. Krosser	TVC Development, Inc.	F	95	1,580,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	3	
2018-254C	The Villas at Woodford	Sumter	Matthew A. Bieger	HTG Woodford Developer, LLC	E, Non-ALF	96	1,657,280	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	147	
2018-255C	Hempden Park Apartments	Eschscholtz	James S. McNeill	The Home Foundation, Inc.	F	72	1,195,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	171	
2018-256C	Rockwell	Madison	Matthew A. Bieger	HTG Oak Forest Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	115	
2018-257C	Whispering Court	Osceola	Dominic Sanchez	ACT Development, LLC	E, Non-ALF	88	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	41	
2018-258C	Portside Terrace	Polk	James B. Hoover	TVC Development, Inc.; VIT Developer, LLC	E, Non-ALF	90	1,580,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	132	

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2019-259C	The Hub*	St. Lucie	Matthew A. Rieger	HIG Iles Developer, LLC	-	83	1,300,000	Y	N	Y	N	N	10	2	Y	Y	Y	B	Y	84	
2019-260C	Tamiami Apartments	Manatee	Robert E. Mashev	JIC Fortica Development, LLC	F	80	1,700,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	B	Y	179	
2019-261C	The Pines at Town Center	Flagler	Matthew A. Rieger	HIG Pines Developer, LLC	F	100	1,697,260	Y	N	N	N	Y	10	0	Y	Y	Y	Y	Y	114	
2019-262C	Sandpaper Court	St. Lucie	Dominigo Sanchez	ODER Development, LLC	B, Non-ALF	84	1,700,000	Y	N	K	N	N	10	0	Y	Y	Y	A	Y	84	
2019-263C	Arbours at Moor Haven I	Alachua	Sam Johnston	Arbours Valley Development, LLC/Alachua Housing Developer, LLC	F	93	1,700,000	Y	N	N	Y	K	13	0	Y	Y	Y	Y	Y	77	
2019-264C	Gull Villas	Manatee	Matthew A. Rieger	HIG Gull Developer, LLC	F	88	1,654,864	Y	N	Y	N	N	10	2	Y	Y	Y	A	Y	12	
2019-265C	Bella Vista	Lee	Matthew A. Rieger	HIG Bella Vista Developer, LLC	-	56	1,675,780	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	136	
2019-266C	The Addition Phase I	Manatee	Matthew A. Rieger	HIG Addition II Developer, LLC	F	65	1,425,428	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	124	
2019-267C	Cypress Ridge	Herrando	Matthew A. Rieger	ITG Cypress Developer, LLC	F, Non-ALF	96	1,677,780	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	42	
2019-268C	Orchid Lake	Alachua	Matthew A. Rieger	HIG Orchid Lake Developer, LLC	C, Non-ALF	96	1,557,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	199	
2019-269C	Grand Oaks	Bay	Matthew A. Rieger	ITC Grand Oaks Developer, LLC	F	70	1,561,000	Y	N	N	N	Y	11	0	Y	Y	Y	A	Y	27	
2019-270C	Jaywood Isles	Pasco	Matthew A. Rieger	HIG Jaywood Isles Developer, LLC	E, Non-ALF	78	1,688,324	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	77	
2019-271C	The Fountain's at Hidden Lake	Citrus	Matthew A. Rieger	HIG Hidden Lake Developer, LLC	C, Non-ALF	70	1,700,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	172	
2019-272C	Panama Mayfair	Bay	Kenec Sordell	The Faces Foundation, Inc.	F	80	1,425,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	88	
2019-273C	Arbours at Cape Coral	Lee	Sam Johnston	Arbours 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. Feltbr	The Ritzmar Group of Florida, Inc.	F	75	1,225,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	80	
2019-275C	Sky Lifts	Osceola	Matthew A. Rieger	ITG Sky Developer, LLC	F, Non-ALF	96	1,677,780	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	148	
2019-276C	South Boulevard Apartments	Lee	Christopher Sevin	South Boulevard Apartment Re Developer, LLC and North State Development, Inc.	E, Non-ALF	81	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	117	
2019-277C	Aero Vue Crossings	Hardee	Christopher Sevin	Aero Vue Crossings Developer, LLC/ Jic Real Estate Development, Inc.	F	89	1,700,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	54	
2019-279C	Palm Coast Senior Apartments	Flagler	William T. Feltbr	The Ritzmar Group of Florida, Inc.	E, Non-ALF	74	1,225,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	111	

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2018-279C	Hibiscus Apartments Phase Two	Vol	Scott Zimmerman	SDC South Apartments Developer, LLC, Ludd Both Real Estate Developments, Inc.	F	36	1,700,000	Y	N	Y	Y	20	0	Y	Y	Y	Y	Y	10
2018-280C	Spring Cove	Seasola	Matthew A. Ringer	ITC Spring Developer, LLC	F	80	2,285,878	Y	Y	N	N	30	0	Y	Y	Y	A	Y	14
2018-281C	9th & Vine	Volusia	William T. Fabbri	The Richman Group C/O Flo-cha, Inc.	F	102	3,700,000	Y	N	N	N	12	0	Y	Y	Y	A	Y	181
2019-282C	Jellyfish Terrace	Columbia	Matthew A. Ringer	ITTC Jellyfish Developer, LLC	F	90	1,591,278	Y	N	Y	Y	10	0	Y	Y	Y	A	Y	32
2019-283C	Lafayette Park	Volusia	Matthew A. Ringer	HTG Lafayette Developer, LLC	F	95	1,697,280	Y	N	Y	Y	10	0	Y	Y	Y	A	Y	1
2019-284C	Graham Terrace	Polk	Shawn Wilson	Blue Sky Communities LLC	F	28	1,402,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	154
2019-285C	Granada Cove	Polk	Shawn Wilson	Blue Sky Communities LLC	E, Non-Alt	84	1,650,000	Y	N	Y	N	20	0	Y	Y	Y	A	Y	183
2019-286C	Islandview Place	Polk	Shawn Wilson	Blue Sky Communities LLC	F	32	1,730,000	Y	N	Y	Y	20	0	Y	Y	Y	A	Y	185
2019-287C	Palmview Highway	Polk	Shawn Wilson	Blue Sky Communities LLC	F	32	1,730,000	Y	N	Y	Y	20	0	Y	Y	Y	A	Y	32
2019-288C	Crestfield Manor	Hernando	Jonathan L. Wolf	Crestfield Manor Developer, LLC	E, Non-Alt	86	2,503,000	Y	N	N	N	13	0	Y	Y	Y	A	Y	161
2019-289C	Harbor Village	Polk	Matthew A. Ringer	HTG Harbor Developer, LLC	F	46	1,697,280	Y	N	N	Y	12	0	Y	Y	Y	A	Y	165
2019-290C	Wildwood Preserve Apartment Homes	Sumter	Jay P. Bruck	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, LLC	F	55	1,454,401	Y	N	Y	Y	10	0	Y	Y	Y	A	Y	140
2019-291C	Sunset Lake	Polk	Matthew A. Ringer	HIG Sunset Developer, LLC	F	84	1,685,176	Y	N	Y	N	10	0	Y	Y	Y	A	Y	84
2019-292C	Palm Trace	Volusia	Jonathan L. Wolf	Hallmark Development Partners, LLC	F	80	1,495,000	Y	N	Y	N	20	0	Y	Y	Y	A	Y	223
2019-294C	Wassbury Commons	Lee	Jonathan L. Wolf	Westbury Commons Property Developer, LLC	E, Non-Alt	70	1,530,000	Y	N	Y	Y	20	0	Y	Y	Y	B	Y	186
2019-295C	Ventura at Turtle Creek Apartment Homes	Brevard	Jay P. Bruck	Affordable Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	F	86	975,045	Y	N	N	Y	10	0	Y	Y	Y	A	Y	51
2019-296C	Aston Place	Polk	Shawn Wilson	Blue Sky Communities LLC	E, Non-Alt	80	1,575,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	17
2019-297C	Victoria Crossing	Brevard	Shawn Wilson	Blue Sky Communities LLC	F	86	1,700,000	Y	N	Y	Y	10	0	Y	Y	Y	A	Y	89
2019-298C	Citrus Gardens	Brevard	Jonathan L. Wolf	Blue Sky Communities LLC	F	86	1,875,000	Y	N	Y	Y	10	0	Y	Y	Y	A	Y	126
2019-299C	Stafford Point	Brevard	Jonathan L. Wolf	Stafford Point Developer, LLC	E, Non-Alt	85	1,700,000	Y	N	Y	Y	10	0	Y	Y	Y	A	Y	83
2019-301C	Caribbean Terrace	Seminole	Jonathan L. Wolf	Caribbean Terrace Developer, LLC, SHH Development, LLC	F	80	1,242,000	Y	N	Y	Y	10	0	Y	Y	Y	A	Y	60
2019-302C	Fulham Terrace	St. Lucie	Jonathan L. Wolf	Fulham Terrace Developer, LLC	E, Non-Alt	85	1,405,000	Y	N	Y	N	10	0	Y	Y	Y	A	Y	104
2019-303C	The Year at Viera	Brevard	Jay P. Bruck	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	E, Non-Alt	98	1,646,526	Y	N	Y	N	10	0	Y	Y	Y	A	Y	135
2019-304C	River Terrace	Citrus	Matthew A. Ringer	ITC River Developer, LLC	F	36	1,697,280	Y	N	Y	Y	20	0	Y	Y	Y	A	Y	21
2019-306C	CAMERON PRESERVE II APARTMENTS	Osceola	Debra L. Lowery	DRK CP II DEVELOPMENT, LLC	F	110	2,550,000	Y	N	N	N	20	0	Y	Y	Y	A	Y	159

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demo. Commitment	Total Units	Committed HC Request Amt	Eligible For Funding?	Qualifies for the Priority Allocation?	MF Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA Funding Goal?	Total Points	Operating/ Administering Exp	Priority Funding Preference	Per Unit Construction Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2018-307C	HARRIS PARK APARTMENTS	Polk	Joseph V. Walsbury	JMW HP DEVELOPMENT LLC	F	77	1,452,000	Y	A	N	N	N	10	0	Y	Y	Y	A	Y	81
2018-308C	Southern Park	Lee	Matthew A. Blaser	HTS Southern Developer, LLC	E, Non-Alt	96	1,497,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	151
2018-309C	The Belmont	Polk	Matthew A. Blaser	HTS Belmont Developer, LLC	F, Non-Alt	90	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	88
2018-310C	Massingale Memorial Homes	Polk	Joseph T. Chacaran, V	Royal American Properties, LLC	F	106	1,700,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	91
2018-311C	Cypress Village	Polk	Shawn Wilson	Blue Sky Communities LLC/ CASL Developer, LLC	F	55	1,700,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	150
2018-312C	Residence at Kiddle Beach	Polk	Joseph T. Chacaran, V	Royal American Properties, LLC	E, Non-Alt	98	1,675,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	228
2018-313C	Heath Brook Falls Senior Apartments	Marion	Dwight W. Facione	BCH Development, LLC	E, Non-Alt	108	1,800,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	106
2018-314C	The Club at River Ridge	Polk	Shawn Wilson	Blue Sky Communities LLC	E, Non-Alt	89	1,800,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	48
2018-315C	Jacob Heights	Escambia	James R. Hoover	TVC Development, Inc.	F	108	1,700,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	112
2018-316C	Sandpaper Place	Manatee	Shawn Wilson	Blue Sky Communities, LLC	F	92	1,500,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	18
2018-317C	Wesley Farms Senior Apartments	Polk	James R. Hoover	BCH Development, LLC	F, Non-Alt	110	1,510,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	24
2018-318C	Lake Cypress	Polk	Shawn Wilson	Blue Sky Communities, LLC	F	92	1,720,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	59
2018-319C	Sumner Pointe	Sumter	J. Cayli Page	Southport Development, Inc. F/WA corporation Joint Business in FL as Southport Development Services, Inc.	C, Non-Alt	105	1,800,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	72
2018-320C	Inchon Terrace	Osceola	James R. Hoover	TVC Development, Inc.	E, Non-Alt	96	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	160
2018-321C	Forest Glen	Polk	James R. Hoover	HTC Forest Developer, LLC	E, Non-Alt	50	1,857,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	108
2018-322C	Acacia Gardens	Polk	James R. Hoover	TVC Development, Inc.	E, Non-Alt	84	1,370,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	25
2018-323C	Live Oak Apartments	Polk	Justin M. Zimmerman	Zimmerman Properties, LLC	F	109	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	93
2018-324C	Samsat Oak Apartments	Alachua	Justin M. Zimmerman	Zimmerman Properties, LLC	F	95	1,620,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	188
2018-325C	The Cove	Osceola	Matthew A. Blaser	HTS Cove Developer, LLC	F, Non-Alt	95	1,607,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	84
2018-326C	Killer Crossing	Polk	James R. Hoover	TVC Development, Inc.	F	102	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	200
2018-327C	Bradford Villas	Polk	Jonathan L. Wolf	Bradford Villas Developer, LLC	E, Non-Alt	90	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	170
2018-328C	Mission Estates	Polk	James R. Hoover	BCH Development, LLC	F	72	1,000,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	97
2018-329C	Kelli Grove	Clay	James R. Hoover	TVC Development, Inc.	F	90	1,585,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	7
2018-330C	Acacia Pointe	Clay	Shawn Wilson	Bradford Pointe Developer, LLC	F	90	1,400,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	196

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demo. Commitment	Total Units	Competitive HC Request Amt.	Eligible for Funding?	Qualifies for the Elderly Aff.	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA	Total Points	Operating/ Administering Exp.	Proximity Funding Preference	Per Unit Construction	Funding Preference	Development Category	Levying Classification	Florida Job Creation Preference	Lottery Number
2019-3322	Sterling Terrace	Harmon	Jonathan L. Wolf	Spring Terrace Developer, LLC	E, Non-Alt	84	1,730,000	Y	N	R	N	N	20	0	Y	Y	Y	Y	A	Y	96
2019-3323	Talland Park	Sevier	Jonathan L. Wolf	Talland Park Developer, LLC, S/W Development, LLC	E, Non-Alt	80	1,460,000	Y	N	N	N	N	70	0	Y	Y	Y	Y	A	Y	178
2019-3340	Austin Commons	Way	Rabert K. Trail	Austin Commons Developer, LLC	E, Non-Alt	80	1,700,000	Y	N	N	N	N	11	0	Y	Y	Y	Y	A	Y	173
2019-3341	Wilwood Preserve Senior	Sumter	Jay F. Brooks	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	E, Non-Alt	30	503,329	Y	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	55
2019-3360	The Venue at Viera - Phase II	Brevard	Jay F. Brooks	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	F	47	190,220	Y	N	Y	N	Y	10	0	Y	Y	Y	Y	A	Y	107
2019-3370	Thompson Place	Brevard	Jonathan L. Wolf	Thompson Place Developer, LLC	F	90	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	104
2019-3380	She-Wood Commons	Brevard	Brian M. McKinley	She-Wood Development, LLC	F	96	1,500,000	Y	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	87
2019-3390	New Life Estates	Escambia	Matthew A. Blaser	New Life Estates Family Developer, LLC	F	96	1,697,380	Y	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	131
2019-3400	Arthur Manor - Phase I	Polk	Benjamin Stevenson	Arthur Manor - Phase I Developer, LLC	F	100	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	88
2019-3410	Crystal Manor	Way	Jonathan L. Wolf	Crystal Manor Developer, LLC	F	80	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	130
2019-3420	Timberway Park	Polk	Matthew A. Blaser	ITG Timberway Park Developer, LLC	F	80	1,970,480	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	47
2019-3430	New Life Estates Senior	Escambia	Matthew A. Blaser	New Life Estates Senior Developer, LLC	E, Non-Alt	86	1,697,380	Y	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	28
2019-3440	The Venue at Tower Center Apartment Homes	Flagler	Jay F. Brooks	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	F	83	1,293,530	Y	N	Y	N	Y	10	0	Y	Y	Y	Y	A	Y	74
2019-3450	North Commons	Seminole	James H. Dyer	North Commons Developer, LLC	F, Non-Alt	59	1,260,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	8
2019-3460	Palm Place	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	90	1,020,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	155
2019-3470	Summit Senior Apartments	Levy	Ronald W. Parker	Summit Development, Inc. a WA corporation doing business in FL as Summit Development Services, Inc.	F, Non-Alt	90	1,100,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	170
2019-3480	Palm Vaux	Pasco	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	N	10	0	Y	Y	Y	Y	A	Y	46
2019-3490	Opportunity Landings	Volusia	Brian Parrott	PHO Opportunity Landings, LLC	F	60	1,132,300	Y	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	144
2019-3500	Healthcross Apartments	Marion	Brian Parrott	Healthcross, LLC, TimeWell Health Developers, LLC	F	92	1,690,000	Y	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	50
2019-3510	Spring Creek Commons	Volusia	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	100	1,680,000	Y	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	105

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Representative	Name of Developers	Dema. Commitment	Total Units	Competitive IIC Request Amt.	Eligible For Funding?	Qualifies for the Elderly ALT?	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA	Total Points	Operating/ Administering Exp.	Proximity Funding Preference	Per Unit Construction Preference	Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2018-352C	Bronco Oak Apartments	Sarasota	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F, Non-ALT	40	560,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	A	Y	42
2015-353C	Sebastian's Landing	Indian River	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	N	10	0	Y	Y	Y	Y	A	Y	289
2019-354C	Pinewood Terrace	Polk	Brian Parent	JPM Outlook LLC, Timshel Hill Tide Developers, LLC	F	64	1,215,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	77
2019-355C	Lakewood Village	Polk	Brian Parent	JPM Outlook LLC, Timshel Hill Tide Developers, LLC	E, Non-ALT	47	5,745,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	9
2019-356C	Ernie Park Senior Apartments	Hernando	Brian Parent	JPM Outlook LLC, Timshel Hill Tide Developers, LLC	E, Non-ALT	92	1,938,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	152
2019-357C	The Pointe at Bostone	Leon	Joseph F. Cheatham, IV	Royal American Properties, LLC	F	102	3,945,000	Y	N	A	A	A	10	0	Y	Y	Y	Y	A	Y	50
2019-358C	Eastbrook Place Apartments	Marion	Brian Parent	JPM Outlook LLC, Timshel Hill Tide Developers, LLC	E, Non-ALT	52	1,995,000	Y	Y	N	K	N	10	0	Y	Y	Y	Y	A	Y	129
2015-359C	Huntington Plaza	Lee	Brian Parent	JPM Outlook LLC, Timshel Hill Tide Developers, LLC	F	46	870,000	Y	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	58
2019-362C	Palmdale at Kingsaints	Flagler	Daniel W. Pashon	BCP Development 18 LLC	F	220	1,668,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	18
2019-361C	Highland Grove	Hernando	Brian Parent	JPM Outlook LLC, Timshel Hill Tide Developers, LLC	E, Non-ALT	92	1,699,000	Y	N	N	Y	N	10	0	Y	Y	Y	Y	A	Y	10
2019-362C	Highline Apartment - Ernest at Lyndall	Day	Michael Snodgrass	Ernest Development Corporation	F	77	1,032,745	Y	N	Y	N	Y	10	0	Y	Y	Y	Y	A	Y	29
2019-363C	The Grove at Northchase	Day	Michael F. Snodgrass	Ernest Development Corporation	E, Non-ALT	102	1,898,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	149
2019-364C	Promenade at Clear Lake	Hernando	Brian Parent	JPM Outlook LLC, Timshel Hill Tide Developers, LLC	F	80	2,500,000	Y	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	5
2019-366C	Lennard Pos.	St. Johns	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	A	Y	10	0	Y	Y	Y	Y	A	Y	85
2019-367C	Vistas at Parklands	Volusia	Donald W. Pashon	BCP Development 18 LLC	F	88	1,215,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	62
2019-368C	Orlando Springs	Brevard	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	Y	N	N	10	0	Y	Y	Y	Y	A	Y	157
2019-369C	Cambridge Park	Volusia	Timothy M. Morgan	JIC Interiors Development, LLC	F	72	1,660,388	Y	N	N	Y	Y	10	0	Y	Y	Y	Y	B	Y	28

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Developer(s)	County	Name of Authorized Representative	Name of Developers	Demo. Commitment	Total Units	Competitive IIC Request Amount	Eligible For Funding?	Qualifies for the Elderly Aff. 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 Preference	Development Category	Leveraging Classification	Florida Job Creation Program	Lottery Number
Ineligible Applications 2019-280C MacArthur Terrace		Lee	Patricia E. Law	American Residential Communities, LLC SMA Affordable Development, LLC; DB Development Florida, LLC; OC/M/M Florida Holdings, Inc.	E, Non-A/F	80	1,650,000	N	N	N	N	N	33	0	Y	Y	Y	A	Y	153
2019-295C Annapolis Park Phase II		Sarasota	Joseph Charles Higgins		F	80	1,620,000	N	N	Y	N	N	10	0	Y	Y	Y	A	Y	40
2019-296C L. Archival Apartments		Manatee	Richard L. Higgins	Merista - Development USA, LP	F	50	1,000,000	N	N	Y	N	N	10	0	Y	Y	Y	A	Y	81
2019-298C Bayview Pointe		Day	William A. Merkel	JES Dev Co, Inc.	F	102	1,720,000	N	N	N	Y	Y	20	0	Y	Y	Y	A	Y	113
2019-299C The Villas at Macawcreek		Citrus	Matthew A. Steiger	HTG Macawcreek Developer, LLC	E, Non-A/F	36	1,310,000	N	Y	N	N	N	20	0	Y	Y	Y	B	Y	100
2019-291C The Hill II		Sarasota	Matthew A. Steiger	HITE Job 1 Developer, LLC	F, Non-A/F	83	1,300,000	N	N	Y	N	N	12	0	Y	Y	Y	D	Y	168
2019-300C Bergson Place		Citrus	Matthew A. Steiger	HTG Bergson Developer, LLC	F	94	1,200,000	N	N	Y	N	N	10	0	Y	Y	Y	B	Y	63
2019-305C Carpina Oaks		Citrus	Paula McDonald Rhodes	Invictus Development, LLC; AJC Communications II, LLC	F, Non-A/F	200	1,685,000	N	N	Y	N	N	10	0	Y	Y	Y	A	Y	116
2019-322C East Pointe Place Phase II		Lee	Alberta Miller	East Pointe Phase Two Developer, LLC	F	64	1,230,000	N	N	N	N	N	10	0	Y	Y	Y	A	Y	137
2019-325C Woodbridge Apartments		Leon	Ryan Parent	IPW Development LLC; Duffield Development, LLC	F	32	630,000	N	N	Y	N	N	20	0	Y	Y	Y	B	Y	67

* IIC Request amount was adjusted during scoring. This was effected by the Corporation Funding per set aside.

** Concentration funding per set aside was adjusted during scoring

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

Any unsuccessful applicant may file a notice of protest in a formal written protest in accordance with Section 120.37(5), F.S., Stat., Rule Chapter 28-171, F.A.C., and Rule 67-80.009, F.A.C. Failure to file a protest within the 90-day period in Section 120.37(5), Fla. Stat., shall constitute a waiver of protest rights under Chapter 120, Fla. Stat.

RFA 2018-110 - Board Approved Preliminary Awards

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	Demo. Commitment	Total Units	Competitive HC Request Amount	Qualifies for the Elderly ALF Goal?	Qualifies for the NP Goal?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the (Re)urban Area of Opportunity / HUD Designated SADA Funding Goal?	Total Points	Operating/ Administering Experience	Priority Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Leveraging Classification	Standards Job Creation Preference	Lottery Number
2019-191C	Coast at Renaissance**	Lee	Robert J Perry	Integral Development, LLC Housing for Urban Communities, LLC	ALF	154	1,000,000	Y	N	N	N	78	19	Y	Y	Y	Y	MC	A	Y	52
2019-209C	Over Drees Ser or Housing	Alachua	Steven C Kirk	Urban Neighborhoods Incorporated, Neighborhood Housing and Development Corporation	F, Non-ALF	62	1,250,000	N	Y	Y	N	20	0	Y	Y	Y	Y	MC	A	Y	4

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

2019-191C	Coast at Renaissance**	Lee	Robert J Perry	Integral Development, LLC Housing for Urban Communities, LLC	ALF	154	1,000,000	Y	N	N	N	78	19	Y	Y	Y	Y	MC	A	Y	52
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Goal to fund one Application that qualifies for the Non-Profit Application Goal

2019-209C	Over Drees Ser or Housing	Alachua	Steven C Kirk	Urban Neighborhoods Incorporated, Neighborhood Housing and Development Corporation	F, Non-ALF	62	1,250,000	N	Y	Y	N	20	0	Y	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

2019-280C	Abundant Village	Volusia	David Su	Jersey Gardens Dev., LLC	F, Non-ALF	102	1,700,000	N	N	Y	N	10	0	Y	Y	Y	Y	MC	A	Y	2
2019-281C	Concilio: Pace	Volusia	Shawn Wilson	Blue Sky Communities, LLC	F	99	1,540,000	N	N	Y	N	10	0	Y	Y	Y	Y	MC	A	Y	3

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

2019-282C	Lafayette Park	Leon	Robert Sw A. Rieger	HTS Lifestyle Developer, LLC	F	96	1,667,289	N	N	N	Y	16	0	Y	Y	Y	Y	MC	A	Y	1
2019-283C	Media Cross	City	James R. Hoover	TV Development, Inc.	F	96	1,591,000	N	N	N	Y	16	0	Y	Y	Y	Y	MC	A	Y	3

Additional Applications

2019-284C	Premiere at Franco Park	Harford	Kenneth Kanan	PM Budook LLC, Trishell Hill Title Developers, LLC	F	80	1,200,000	N	N	Y	Y	10	0	Y	Y	Y	Y	MC	A	Y	5
2019-285C	Mid-ton Court	Seminole	James L. Dyal	Kortan Commons Developer, LLC	F, Non-ALF	88	1,300,000	Y	Y	Y	N	10	0	Y	Y	Y	Y	MC	A	Y	9
2019-287C	HARRISTON PARK APARTMENTS	Polk	Joseph M. Weisburry	IMVY HOUSING DEVELOPMENT LLC	F	72	1,400,000	Y	Y	N	N	10	0	Y	Y	Y	Y	MC	A	Y	13
2019-288C	Wickwood Preserve Senior Living	Sumter	Jay P. Rocco	Atlantic Housing Partners, LLC, Southern Affordable Development, LLC	F, Non-ALF	30	502,579	N	Y	N	N	10	0	Y	Y	Y	Y	MC	A	Y	56

On March 24, 2019, the Board of Directors of Alameda Housing Finance Corporation approved the Review Committee's motion and staff's recommendation to select the above Applications for funding and invite the Applicants to enter into a purchase order. Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-80-000, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 210, Fla. Stat.

Maureen McCarthy Daughton, LLC

MMD LAW

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

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Mdaughton@mmd-lawfirm.com
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
Tallahassee, Florida 32301

RECEIVED
19 MAR 27 AM 8:23
CORPORATION CLERK
FLORIDA HOUSING FINANCE CORPORATION

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

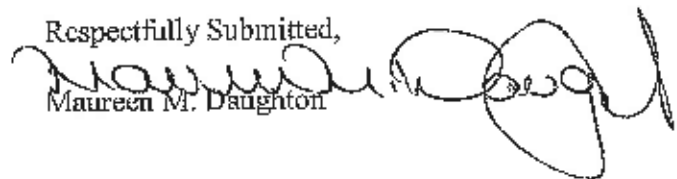
Dear Corporation Clerk:

On behalf of Applicant, HTG Oak Valley, LLC, Application No. 2019-238C, 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 -

RFPA 2018-110 - Board Approved Preliminary Awards

Total HC Available for RFPA	14,397,104.00
Total HC Allocated	14,240,503.00
Total HC Remaining	156,601.00

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developer	Demol. Commitment	Total Units	Competitive HC Request Amount	Qualifies for the Elderly ALF Goal?	Qualifies for the NP Goal?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SAGUA Funding Goal?	Total Points	Opening/Administering Experience	Proximity Funding Preference	For Unit Construction Funding Preference	Development Category Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-197C	Crest at Renaissance Preserve	Lee	Robert J. Perry	Tranger Development, LLC Funding for Traper Communities, LLC	ALF	124	1,700,000	Y	N	N	Y	25	18	Y	Y	Y	NC	A	Y	52
2019-202C	Deer Creek Senior Housing	Alachua	Steven C. King	Royal Neighborhood's Incorporated, Neighborhood Housing and Development Corporation	E, NCH, ALF	61	1,250,000	N	Y	Y	N	10	0	Y	Y	Y	NC	A	Y	4

Goal to fund one application that qualifies for the Elderly ALF Goal

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

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developer	Demol. Commitment	Total Units	Competitive HC Request Amount	Qualifies for the Elderly ALF Goal?	Qualifies for the NP Goal?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SAGUA Funding Goal?	Total Points	Opening/Administering Experience	Proximity Funding Preference	For Unit Construction Funding Preference	Development Category Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-203C	Edgemoor Village	Polk	Gregory	Edgemoor Village, LLC	E, NCH, ALF	102	1,700,000	Y	N	Y	N	10	0	Y	Y	Y	NC	A	Y	3
2019-210C	Edgemoor Village	Polk	Gregory	Edgemoor Village, LLC	E, NCH, ALF	102	1,700,000	Y	N	Y	N	10	0	Y	Y	Y	NC	A	Y	18

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

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developer	Demol. Commitment	Total Units	Competitive HC Request Amount	Qualifies for the Elderly ALF Goal?	Qualifies for the NP Goal?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SAGUA Funding Goal?	Total Points	Opening/Administering Experience	Proximity Funding Preference	For Unit Construction Funding Preference	Development Category Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-285C	Lafayette Park	Deen	Madeline A. Reager	HIG Lafayette Developer, LLC	F	30	1,097,200	N	N	N	Y	10	0	Y	Y	Y	NC	A	Y	2
2019-285C	Lafayette Park	Deen	Madeline A. Reager	HIG Lafayette Developer, LLC	F	30	1,097,200	N	N	N	Y	10	0	Y	Y	Y	NC	A	Y	3

Additional Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developer	Demol. Commitment	Total Units	Competitive HC Request Amount	Qualifies for the Elderly ALF Goal?	Qualifies for the NP Goal?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SAGUA Funding Goal?	Total Points	Opening/Administering Experience	Proximity Funding Preference	For Unit Construction Funding Preference	Development Category Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-286C	Frontier at Condon Park	Hernando	Brian Peritt	JPV Condon, LLC, Trashed H.I. TRG Developments, LLC	F	80	1,500,000	N	N	N	Y	10	0	Y	Y	Y	NC	A	Y	5
2019-285C	Waters Commons	Flagler	James E. Oye	Heritage Commons Developer	E, NCH, F	68	1,360,000	N	N	N	N	10	0	Y	Y	Y	NC	A	Y	8
2019-300C	HARRISON ESTATES	Duval	Joseph M. HANLEY	HANLEY DEVELOPMENT LLC	F	72	1,360,000	N	N	N	Y	10	0	Y	Y	Y	NC	A	Y	11
2019-315C	Yellowwood Preserve Senior Living	Suwannee	Joe T. Brock	Yellowwood Partners, LLC, Senior Affordable Proscopium, LLC	E, NCH, ALF	30	300,000	N	Y	N	Y	10	0	Y	Y	Y	NC	A	Y	25

On March 23, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion for staff recommendation to select the above applications for funding and award the awards to create credit underwriting.

Any interested applicant may file a notice of protest with a form, written protest, a statement with Section 120.57(1), Fla. Stat., Rule Chapter 28.110, F.A.C., and Rule 07.60.029, F.A.C. Return to the address within the time prescribed in Section 120.57(1), Fla. Stat. shall constitute a waiver of protest rights under Chapter 120, Fla. Stat.

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Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developer	Demol. Commitment	Total Units	Cooperative HC Request Amt	Eligible For Funding?	Qualifies for the Elderly ALF?	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Operating/ Administering Exp	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Casagry Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2018-120C	Madison Palms	Clay	JAMES K. HOOVER	TVC Development, Inc.	E. Non-ALF	38	1,537,000	Y	N	N	N	N	30	0	Y	Y	Y	A	Y	174
2018-100C	Madison Meadows	Clay	JAMES S. HOOVER	TVC Development, Inc.	E. Non-ALF	96	4,330,000	Y	N	N	N	N	20	0	Y	Y	Y	A	Y	169
2018-101C	Madison Plaza	Clay	PAUL E. LEW	American Residential Communities, LLC	E. Non-ALF	70	3,074,000	Y	N	N	N	N	20	0	Y	Y	Y	A	Y	57
2018-102C	Iron Meadows	Alachua	JAMES R. HOOVER	TVC Development, Inc.	E. Non-ALF	81	1,656,000	Y	N	N	N	N	19	0	Y	Y	Y	B	Y	49
2018-103C	Madison Cove	Volusia	PERDUE E. LEW	American Residential Communities, LLC	E. Non-ALF	74	1,200,000	Y	N	N	N	N	18	0	Y	Y	Y	A	Y	127
2018-106C	Madison Trails	St. Johns	PERDUE E. LEW	American Residential Communities, LLC	E. Non-ALF	88	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	107
2018-107C	Verde Palms	Sebastian	OSWALD A. SO	Verde Palms Dev. LLC, ICB Real Estate Ventures, LLC	E. Non-ALF	03	2,658,711	Y	N	Y	N	N	10	0	Y	Y	Y	B	Y	6
2018-108C	Sweetwater Village	St. Lucie	OSWALD A. SO	Sweetwater Village Dev. LLC, ICB Real Estate Ventures, LLC	E. Non-ALF	100	1,099,200	Y	N	N	Y	N	20	0	Y	Y	Y	A	Y	109
2018-109C	Seasidewood Village	St. Lucie	OSWALD A. SO	Seasidewood Village Dev. LLC, ICB Real Estate Ventures, LLC	F	203	1,393,700	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	53
2018-110C	At Home Village	St. Johns	OSWALD A. SO	At Home Village Dev. LLC	E. Non-ALF	137	1,700,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	2
2018-115C	Madewood Commons	DeSoto	SCOTT ZIMMERMAN	300 Madewood Commons Developer LLC, Paces Madewood Commons Developer, LLC	F	96	2,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	75
2018-120C	Harmony at Meadow	Pasco	RALEIGH B. COOKS III	Harmony at Meadow Development, LLC, Paces South Creek Ventures, LLC, Gateway Florida Outlook LLC	E. Non-ALF	75	1,400,000	Y	N	Y	N	N	20	0	Y	Y	Y	A	Y	66
2018-109C	The Reserve at Bayshore	Lee	ALLEN SARGENT	Bayshore at Reserve, LLC, Bayshore Development, LLC	E. Non-ALF	72	1,375,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	85
2018-104C	Harmony at Citrus Pkcs	Citrus	ROBERT R. COOKS III	Harmony at Citrus Pkcs Development, LLC, Paces Outlook LLC	E. Non-ALF	98	1,200,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	125
2018-105C	Cooper Hill Manor	Polk	SCOTT ZIMMERMAN	306 Roosevelt Manor Development, LLC, Paces Roosevelt Manor Development, LLC	E. Non-ALF	90	1,250,000	Y	N	Y	N	Y	16	0	Y	Y	Y	A	Y	145
2018-106C	The Villages at Central	Hernando	WILLIAM SCHNEIDER	Turquoise Development Corp on Integral Development, LLC, Housing for Urban Communities, LLC	E. Non-ALF	88	1,700,000	Y	Y	Y	N	N	20	0	Y	Y	Y	A	Y	108
2018-107C	Casas at Riverstone Preserve**	Lee	EGGIE TU BERRY	Urban Communities, LLC	A, F	124	1,700,000	Y	Y	N	N	N	28	18	Y	Y	Y	A	Y	52
2018-108C	Conifer Gardens	Okaloosa	MICHAEL J. COOKS	The Michaels Development Company, Paces South Creek Ventures, LLC, Gateway Florida Development, LLC	F	72	1,026,553	Y	N	N	N	N	13	0	Y	Y	Y	A	Y	77
2018-109C	The Reserve at Oaks	Marion	ALAN SARGENT	South Creek Ventures, LLC, Gateway Florida Development, LLC	F	95	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	188
2018-103C	Harmony at Lake Mary	Seminole	RAE M. WYATT	Timber Hill Tree Developers, LLC, JMM Outlook LLC	F	70	1,400,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	70

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2019-207C	Westside Phase I	Volusia	Darwin Smith	New Springs Beach Redevelopment Partners, LLC; NESHUC Development, LLC	E, Non-ALP	80	1,690,000	Y	N	Y	Y	N	12	0	Y	Y	Y	A	Y	121
2019-208C	Tranquility at Brookberry	Hernando	Robert S. Coak, III	Trinshaw Hill Tide Developers, LLC; Banner Foundation FL Development, LLC; JPM O'Neilco, LLC	F	37	1,200,000	Y	Y	Y	N	N	20	0	Y	Y	Y	A	Y	34
2019-209C	Harmony at Majorca Dora	Lake	Robert B. Coak, III	Trinshaw Hill Tide Developers, LLC; Banner Foundation on FL Development, LLC; JPM O'Neilco, LLC	E, Non-ALP	38	1,200,000	Y	N	Y	N	Y	20	0	Y	Y	Y	A	Y	138
2019-209C	Tranquility at Lakeland	Polk	Todd Mc Wind	Trinshaw Hill Tide Developers, LLC; JPM O'Neilco, LLC	F	53	1,200,000	Y	N	N	N	Y	20	0	Y	Y	Y	A	Y	176
2019-209C	The Reserve at Minut Dora	Lake	Allen Thompson	South Creek Ventures, LLC; Gateway Florida Development, LLC; JPM F/G/HA Development, LLC	E, Non-ALP	98	1,200,000	Y	N	N	N	N	20	0	Y	Y	Y	A	Y	113
2019-207C	Harmony at Bayshore	Lee	Robert B. Coak, III	Trinshaw Hill Tide Developers, LLC; Banner Foundation FL Development, LLC; JPM O'Neilco, LLC	E, Non-ALP	75	1,400,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	43
2019-209C	Deer Creek Senior Homes	Alachua	Steven C. Kirk	Rural Neighborhoods Incorporated; The Lakewood Homes and Development Corporation	E, Non-ALP	32	1,250,000	Y	N	Y	Y	N	20	0	Y	Y	Y	A	Y	4
2019-210C	Harmony at Pinewood	Sumter	Robert B. Coak, III	Trinshaw Hill Tide Developers, LLC; Banner Foundation FL Development, LLC; JPM O'Neilco, LLC	E, Non-ALP	86	1,500,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	15
2019-211C	Tanager Court	Polk	Dominic Sanchez	DOER Development, LLC	F, Non-ALP	88	1,650,000	Y	Y	Y	Y	N	20	0	Y	Y	Y	A	Y	42
2019-212C	Sandhill Ponds	Sumter	Dominic Sanchez	DOER Development, LLC	F	30	1,500,000	Y	N	N	N	Y	20	0	Y	Y	Y	A	Y	132
2019-213C	White Dove Court	Osceola	Dominic Sanchez	DOER Development, LLC	F, Non-ALP	88	1,650,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	22
2019-214C	Tranquility at Oakdale	Marion	Todd Mc Wind	Trinshaw Hill Tide Developers, LLC; JPM O'Neilco, LLC	F	55	1,200,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	173
2019-215C	The Reserve at Lakeside	Polk	Allen Thompson	South Creek Ventures, LLC; Gateway Florida Development, LLC; JPM O'Neilco, LLC	F	94	1,700,000	Y	N	N	N	Y	20	0	Y	Y	Y	A	Y	95
2019-216C	Reverber Park	Hernando	Jonathan L. Wolf	Reverber Park Developer, LLC	E, Non-ALP	84	1,655,000	Y	N	N	N	N	20	0	Y	Y	Y	A	Y	79
2019-217C	Center Point Apartments	Lee	Donald W. Rankin	Center Point Development 18 LLC	F	92	1,275,000	Y	N	Y	Y	Y	20	0	Y	Y	Y	A	Y	29
2019-218C	Oaks at Summerland	Polk	Donald W. Rankin	Oaks at Summerland 18 LLC	F	52	1,175,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	35
2019-219C	Madison Pines	Alachua	Patrick E. Law	American Residential Communities, LLC	E, Non-ALP	80	1,200,000	Y	N	N	N	N	20	0	Y	Y	Y	A	Y	57

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2018-220C	Oaks at Green Key	Franklin	David W. Fenton	UCP Development, LLC	F	72	1,035,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	124
2018-221C	Alto Renaissance	Herndon	William T. Fabbri	The Richmond Group of Florida, Inc.	F	84	1,350,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	73
2018-222C	Kings Road Associates	Volusia	J. David Page	Southport Development, Inc. a W/A corporation doing business in FL as Southport Development Services, Inc.	F	104	1,020,000	Y	N	N	N	Y	12	0	Y	Y	Y	A	Y	35
2018-223C	St. Peter Claver - Phase 2	Lee	Patricia E. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.	F	88	1,550,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	11
2018-224C	Maddox Grove	Orange	Patrick E. Shaw	American Residential Communities, LLC	F	78	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	137
2018-225C	Oakley Springs	Bay	William A. Markel	ES Dev. Co. Inc.	F	70	1,171,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	81
2018-226C	Palin Point	Sevier	J. David Page	Southport Development, Inc. a W/A corporation doing business in FL as Southport Development Services, Inc.	F	108	1,800,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	182
2018-227C	94th Beach	St. Johns	J. David Page	Southport Development, Inc. a W/A corporation doing business in FL as Southport Development Services, Inc.	F	100	1,850,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	55
2018-228C	Magnolia Senior	Leon	James S. Stralvey	New Affordable Housing Partners, LLC	F	110	1,410,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	185
2018-229C	Orlando Lakes	Manatee	J. David Page	Southport Development, Inc. a W/A corporation doing business in FL as Southport Development Services, Inc.	F	104	1,550,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	102
2018-230C	Orlando River	DeSoto	J. David Page	Southport Development, Inc. a W/A 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	96
2018-231C	Baytown Cove	Polk	Walter K. Berger	HTE Baywood Cove Phase 2, LLC	F	28	3,550,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	25
2018-232C	Empire Pointe	Osceola	Dominic Sanches	UDSR Development, LLC	F	85	1,710,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	50
2018-233C	Sugar Mill Oaks	Citrus	Matthew A. Reiser	HTE Sugar Mill Developer, LLC	F	86	1,557,200	Y	N	Y	N	Y	12	0	Y	Y	Y	A	Y	127
2018-234C	Lakeside Terrace Senior Apartments Phase II	Alford	Bernon Smith	Bernon Development Group, LLC; Winter Haven Housing Supportive Services, Inc.	F	81	1,425,000	Y	Y	Y	Y	Y	10	0	Y	Y	Y	A	Y	110
2018-235C	Villas at Academe Phase I	Seminole	Debra Smith	Palmetto Development Group, LLC; SCMA Development, LLC	F	80	1,070,000	Y	Y	N	N	Y	10	0	Y	Y	Y	B	Y	78
2018-236C	Grove at Four Seasons	Polk	Bernon Smith	Palmetto Development Group, LLC; LWMA Development, LLC	F	85	1,350,000	Y	N	N	N	Y	10	0	Y	Y	Y	B	Y	101

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2019-237C	Sunrise Pkwy Phase I	Polk	Darren Smith	Partners Development Group, LLC, IWHH Development, LLC	F	73	1,902,000	Y	N	N	N	Y	10	D	Y	Y	Y	A	Y	50
2019-238C	Oak Valley	Madison	Matthew A. Rogge	HTS Oak Valley Developer, LLC	F	96	1,697,260	Y	N	Y	H	N	10	O	Y	Y	Y	A	Y	20
2019-239C	Crystal Lake Estates	Polk	Matthew A. Rogge	HTS Crystal Lake Developer, LLC	F, Non-Alt	96	1,697,260	Y	N	Y	N	N	10	O	Y	Y	Y	A	Y	26
2019-240C	Kowen Estates	Polk	Matthew A. Rogge	HTS Kowen Estates Developer, LLC	F	96	1,697,260	Y	Y	N	N	Y	10	O	Y	Y	Y	A	Y	41
2019-241C	Reathree Senior	Bay	Dorinda W. Pardon	BCP Development, LLC	F, Non-Alt	120	1,699,000	Y	N	N	N	N	10	E	Y	Y	Y	A	Y	158
2019-242C	Reathree	Osceola	Patrick F. Law	American Residential Communities, LLC	F, Non-Alt	78	1,700,000	Y	N	N	N	N	10	O	Y	Y	Y	A	Y	166
2019-243C	Madison Trace	Osceola	James R. Hoover	TVC Development, Inc.	F	88	1,550,000	Y	N	N	N	Y	10	O	Y	Y	Y	A	Y	190
2019-244C	Madison Oaks	Osceola	Patrick F. Law	American Residential Communities, LLC	F, Non-Alt	78	1,700,000	Y	N	N	N	N	10	O	Y	Y	Y	A	Y	68
2019-245C	Valencia Grove I	Polk	Matthew A. Rogge	HTS Valencia II Developer, LLC	F, Non-Alt	96	1,697,260	Y	N	Y	Y	N	10	O	Y	Y	Y	A	Y	71
2019-246C	Oak Forest	Osceola	Matthew A. Rogge	HTS Oak Forest Developer, LLC	F	96	1,697,260	Y	N	N	N	Y	10	E	Y	Y	Y	A	Y	106
2019-247C	Elvira Villas	Polk	Matthew A. Rogge	HTS Elvira Villas Developer, LLC	F, Non-Alt	96	1,697,260	Y	N	Y	N	N	10	O	Y	Y	Y	A	Y	92
2019-248C	The Verandas of Pura	Osceola	Richard L. Higgins	Nursar Development, LLC, LP, Pura Grande Developers, LLC	-	56	1,110,000	Y	N	N	Y	N	10	O	Y	Y	Y	A	Y	25
2019-249C	Princeton Place Apartments	Polk	Donald W. Taylor	BCP Development, LLC	F	86	1,180,000	Y	N	N	Y	Y	10	O	Y	Y	Y	A	Y	67
2019-250C	Groveview Village	Polk	William A. Vercel	JES Dev Co, Inc.	F, Non-Alt	84	1,700,000	Y	Y	N	N	N	10	O	Y	Y	Y	A	Y	119
2019-251C	Twin Lakes Estates - Phase III	Polk	Matthew A. Rogge	HTS Twin Lakes II Developer, LLC, Polk County Home Care Development, Inc.	F	86	1,692,000	Y	N	Y	Y	N	10	O	Y	Y	Y	A	Y	76
2019-252C	Madre Creek	Osceola	James R. Hoover	TVC Development, Inc.	F	96	1,580,000	Y	N	Y	N	Y	10	O	Y	Y	Y	A	Y	3
2019-253C	The Villas at Wood	Polk	Matthew A. Rogge	HTS Woodwood Developer, LLC	F, Non-Alt	96	1,697,260	Y	N	Y	N	Y	10	O	Y	Y	Y	A	Y	147
2019-254C	Stamper Pines Apartments	Osceola	Renae Sandell	The Pines Foundation, Inc.	F	72	1,193,000	Y	N	Y	N	Y	10	O	Y	Y	Y	A	Y	171
2019-255C	Oak Hills	Madison	Matthew A. Rogge	HTS Oak Hills Developer, LLC	F, Non-Alt	99	1,697,260	Y	Y	Y	N	N	10	O	Y	Y	Y	A	Y	115
2019-256C	Wilmington Court	Osceola	Matthew A. Rogge	OCPR Development, LLC	F, Non-Alt	89	1,700,000	Y	N	N	R	N	10	O	Y	Y	Y	A	Y	141
2019-258C	Palms at Wood Terrace	Polk	James R. Hoover	TVC Development, Inc., VRF Developer, LLC	F, Non-Alt	90	1,580,000	Y	N	Y	N	N	10	O	Y	Y	Y	A	Y	139

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2019-250C	The Blue	St. Lucie	Matthew A. Rieger	HTG Lake Developer, LLC	F	83	1,900,000	Y	N	Y	N	N	20	D	Y	Y	Y	B	Y	68
2019-260C	Barbieri Apartments	Manatee	Ronald E. Aschroff Jr.	HC Florida Development, LLC	F	80	2,700,000	Y	N	N	N	N	10	C	Y	Y	Y	3	Y	179
2019-261C	The Premier Town Center	Highland	Matthew A. Rieger	HTG Prose Landscape, LLC	F	103	1,687,200	Y	N	N	N	Y	18	G	Y	Y	Y	A	Y	132
2019-262C	Seawatch Cove	St. Lucie	Dominico Rieger	HTG Development, LLC	F Non-ALP	84	1,700,000	Y	N	N	N	Y	10	D	Y	Y	Y	A	Y	84
2019-263C	Anchor at Merrilwood I	Alachua	Samir Mahajan	Anchor Valley Development, LLC/Anchor Valley Developer, LLC	F	53	1,700,000	Y	N	N	Y	N	20	D	Y	Y	Y	A	Y	37
2019-264C	Gulf Villas	Manatee	Matthew A. Rieger	HTG Gulf Developer, LLC	F	82	1,555,000	Y	N	Y	N	N	10	D	Y	Y	Y	A	Y	12
2019-265C	Bella Vista	Manatee	Matthew A. Rieger	HTG Bella Vista Developer, LLC	F	90	1,687,200	Y	N	N	N	Y	10	D	Y	Y	Y	A	Y	138
2019-266C	The Advisor Phase II	Manatee	Matthew A. Rieger	HTG Advisor Landscape, LLC	F	66	1,225,428	Y	N	Y	N	N	10	D	Y	Y	Y	A	Y	121
2019-267C	Oppress Hill @	Herbert	Matthew A. Rieger	HTG Oppress Developer, LLC	F Non-ALP	96	1,677,280	Y	Y	Y	N	N	20	D	Y	Y	Y	A	Y	42
2019-268C	Oxheart Lake	Polk	Matthew A. Rieger	HTG Oxheart Lake Developer, LLC	F Non-ALP	55	1,687,200	Y	N	Y	N	N	10	D	Y	Y	Y	A	Y	135
2019-269C	Grand Oaks	Day	Matthew A. Rieger	HTG Grand Oaks Developer, LLC	F	70	1,591,200	Y	N	Y	N	Y	10	D	Y	Y	Y	A	Y	27
2019-270C	Deerwood Hills	Polk	Matthew A. Rieger	HTG Deerwood Hills Developer, LLC	F Non-ALP	78	1,687,200	Y	N	Y	N	Y	10	D	Y	Y	Y	A	Y	177
2019-271C	The Fox (Hills at Hidden Lake)	Citrus	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	F Non-ALP	300	1,700,000	Y	N	N	Y	N	20	D	Y	Y	Y	A	Y	142
2019-272C	Paradise Manor	Levy	Samir Mahajan	The Peace Foundation, Inc.	F	80	1,275,000	Y	N	Y	N	N	10	E	Y	Y	Y	A	Y	55
2019-273C	Anchor at Cape Coral	Lee	Samir Mahajan	Anchor Valley Development, LLC	F	72	1,375,000	Y	N	N	N	Y	10	D	Y	Y	Y	A	Y	187
2019-274C	The Master	DeKalb	William I. Rubin	The Rubin Group of Florida, Inc.	F	75	1,225,000	Y	N	N	N	Y	10	D	Y	Y	Y	A	Y	30
2019-275C	Sky Lake	Osceola	Matthew A. Rieger	HTG Sky Developer, LLC	F Non-ALP	90	1,397,280	Y	N	Y	N	N	10	D	Y	Y	Y	A	Y	148
2019-276C	South Economy Apartments	Lee	Christopher Savino	South Economy Apartments Developer, LLC/Judd Real Estate Development, Inc.	F Non-ALP	84	1,700,000	Y	Y	N	N	N	20	D	Y	Y	Y	A	Y	117
2019-277C	Aero Vue Cosmopolis	Osceola	Christopher Savino	Aero Vue Cosmopolis Developer, LLC/Judd Real Estate Development, Inc.	F	89	1,700,000	Y	N	N	N	Y	10	D	Y	Y	Y	A	Y	94
2019-278C	Peter-Costa Senior Apartments	Highland	William I. Rubin	The Richmond Group of Florida, Inc.	F Non-ALP	74	1,235,000	Y	N	N	N	Y	10	D	Y	Y	Y	A	Y	111

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2019-279C	Hibiscus Apartments Phase Two	Lee	Scott Zimmerman	300 Oxford Apartments Developer, LLC; Jodi Roth Real Estate Development, Inc.	F	36	1,420,000	Y	N	N	H	N	10	0	Y	Y	Y	A	Y	91
2019-280C	Spring Cove	Sebastian	Matthew A. Rieger	1110 Spring Developer, LLC	F	80	1,266,216	Y	N	Y	N	N	30	3	Y	Y	Y	A	Y	16
2019-281C	SUN & VINE	Volusia	William S. Ebbitt	The Sycamore Group of Florida, Inc	F	102	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	103
2019-282C	Baldwin Terrace	Escambia	Matthew A. Rieger	FRG Seaside Developer, LLC	F	30	1,581,200	Y	K	Y	N	Y	10	0	Y	Y	Y	A	Y	32
2019-283C	1st/2nd/3rd Phase	Levy	Matthew A. Rieger	HIG Lafayette Developer, LLC	F	86	1,697,738	Y	Y	N	R	Y	20	0	Y	Y	Y	A	Y	1
2019-284C	Granada Terrace	Polk	Shawn Wilson	Blue Sky Communities LLC	F	88	1,700,000	Y	N	N	M	N	30	0	Y	Y	Y	A	Y	153
2019-285C	Granada Cove	Polk	Shawn Wilson	Blue Sky Communities LLC	F	84	1,650,000	Y	N	N	N	N	30	0	Y	Y	Y	A	Y	193
2019-286C	Guldhelm Place	Polk	Shawn Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	186
2019-287C	Palmetto Horizon	Polk	Shawn Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	R	N	N	Y	10	0	Y	Y	Y	A	Y	161
2019-288C	Crestfield Wharf	Harford	Jonathan L. Wolf	Crestfield Manor Developer, LLC	F	86	1,683,000	Y	N	N	K	N	30	3	Y	Y	Y	A	Y	201
2019-289C	Harbor Village	Bay	Matthew A. Rieger	HTE Harbor Developer, LLC	F	96	1,697,788	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	165
2019-290C	Widowood Terrace	Santer	Jay J. Brock	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	F	95	1,585,700	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	140
2019-292C	Sunset Lake	Polk	Matthew A. Rieger	FRS Sunset Developer, LLC	F	84	1,488,120	Y	N	Y	R	R	20	0	Y	Y	Y	A	Y	92
2019-293C	Palmetto Trace	Volusia	Warren H. Peterson	Hallmark Development Partners, LLC	F	60	1,295,988	Y	N	N	N	M	20	0	Y	Y	Y	A	Y	124
2019-294C	Widowood Commons	Lee	Jonathan L. Wolf	Widowood Commons Property Developer, LLC	F	76	1,680,000	Y	N	N	N	N	10	0	Y	Y	Y	B	Y	186
2019-295C	Venue at T-Tec Creek	Bay	Jay P. Brock	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	F	88	976,246	Y	N	N	N	Y	20	0	Y	Y	Y	A	Y	51
2019-296C	Ashford Homes	Polk	Shawn Wilson	Blue Sky Communities LLC	F	80	1,675,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	17
2019-297C	Victoria Crossing	Bay	Shawn Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	89
2019-298C	Citrus Gardens	Polk	Shawn Wilson	Blue Sky Communities LLC	F	84	1,575,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	178
2019-299C	Starford Point	Day	Jonathan L. Wolf	Starford Point Developer, LLC	F	86	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	83
2019-300C	Carlinbrook Terrace	Seminole	Jonathan L. Wolf	Carlinbrook Terrace Developer, LLC, SNA Development, LLC	F	80	1,640,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	66
2019-302C	Fulham Terrace	St. Lucie	Jonathan L. Wolf	Fulham Terrace Developer, LLC	F	98	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	164
2019-303C	The Venue at Viera	Brevard	Jay P. Brock	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	F	88	1,646,216	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	155
2019-304C	River Terrace	Citrus	Matthew A. Rieger	1170 River Developer, LLC	F	96	1,587,280	Y	N	N	N	Y	20	0	Y	Y	Y	A	Y	21
2019-306C	CAMERON PREFERENCE II APARTMENTS	Osceola	John L. Lowery	DR. CE II 2018 DRAMER, LLC	F	50	1,650,000	Y	N	N	N	N	20	0	Y	Y	Y	A	Y	159

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2019-307C	HARRISON PARK APARTMENTS	Brevard	Jessie M. Wadley	MMW HR DEVELOPMENT LLC	F	72	1,450,000	Y	N	N	N	N	10	C	Y	Y	Y	A	Y	13
2019-308C	Solomon Park	Lea	Michael Rieger	HTS Solonius Developer, LLC	L Non-ALF	96	1,897,250	Y	Y	Y	H	N	13	O	Y	Y	Y	A	Y	151
2019-309C	The Retreat	Lea	Matthew A. Rieger	HTS Solonius Developer, LLC	T Non-ALF	95	1,657,250	Y	N	Y	R	Y	10	O	Y	Y	Y	A	Y	38
2019-310C	Marafire Memorial Homes	Bay	Joseph F. Chapman, IV	Novel American Properties, LLC	F	116	1,700,000	Y	N	F	Y	N	10	O	Y	Y	Y	A	Y	51
2019-311C	Oppress Village	Lea	Stephen Wilton	Blue Sky Communities LLC, CASL Developer, LLC	F	55	1,700,000	Y	N	Y	Y	Y	10	E	Y	Y	Y	A	Y	131
2019-312C	Enclave at Middle Beach	Bay	Joseph Z. Cleary, V	Hope American Properties, LLC	F, Non-ALF	98	1,675,000	Y	Y	N	N	R	16	O	Y	Y	Y	A	Y	126
2019-313C	Heath Brook Falls Senior Apartments	Mecklenburg	United Way Franch	UWP Development 28 LLC	L, Non-ALF	109	1,500,000	Y	N	N	N	R	10	O	Y	Y	Y	A	Y	105
2019-314C	The Club at Riveridge	Polk	Shawn W. Sun	Blue Sky Communities, LLC	F, Non-ALF	94	1,700,000	Y	N	R	N	N	10	O	Y	Y	Y	A	Y	39
2019-315C	Jacob Heights	Charlotte	James E. Hoover	TVC Development, Inc.	F	108	1,700,000	Y	N	N	N	Y	10	O	Y	Y	Y	A	Y	112
2019-316C	Sentinel Place	Volusia	Shawn Wilton	Blue Sky Communities, LLC	F	92	1,500,000	Y	N	N	Y	N	10	O	Y	Y	Y	A	Y	18
2019-317C	Wesley Heights Senior Apartments	Polk	Donald W. Patton	ACE Development 18 LLC	H, Non-ALF	110	1,510,000	Y	N	Y	N	R	10	O	Y	Y	Y	A	Y	24
2019-318C	Lake Cypress	Polk	Shawn Wilton	Blue Sky Communities, LLC	F	92	1,700,000	Y	N	N	N	Y	10	O	Y	Y	Y	A	Y	95
2019-319C	Summer Pointe	Sumner	J. David Payne	Southport Development, Inc. a WA Corporation doing business as at Southport Development Services, LLC	E, Non-ALF	108	1,680,000	Y	N	N	N	Y	10	O	Y	Y	Y	A	Y	72
2019-320C	Jackson Terrace	Osceola	James B. Hoover	TVC Development, Inc.	E, Non-ALF	96	1,700,000	Y	N	N	N	N	10	O	Y	Y	Y	B	Y	162
2019-321C	Forest Glen	Charlotte	Matthew A. Rieger	HTS Forest Development, LLC	F, Non-ALF	96	1,697,200	Y	Y	Y	Y	N	13	O	Y	Y	Y	A	Y	100
2019-322C	Leah Gardens	City	James E. Hoover	TVC Development, Inc.	E, Non-ALF	94	1,570,000	Y	N	N	N	R	10	O	Y	Y	Y	A	Y	15
2019-323C	Live Oak Apartments	Lea	Robert M. Zimmerman	Zimmerman Properties, LLC	F	108	1,700,000	Y	N	N	N	Y	10	O	Y	Y	Y	A	Y	92
2019-324C	Somerset Oak Apartments	Alachua	Justin M. Zimmerman	Zimmerman Properties, LLC	F	86	1,650,000	Y	N	N	N	Y	10	O	Y	Y	Y	A	Y	83
2019-325C	The Cove	Osceola	Matthew A. Rieger	HTS Cove Development, LLC	E, Non-ALF	96	1,597,200	Y	N	Y	N	N	10	O	Y	Y	Y	A	Y	194
2019-327C	Killian Crossing	Lea	James E. Hoover	TVC Development, Inc.	F	102	1,700,000	Y	N	N	N	R	10	O	Y	Y	Y	A	Y	300
2019-328C	Bradford Villas	Volusia	Jonathan Wolf	Bradford Villas Developer, LLC	E, Non-ALF	50	1,700,000	Y	N	N	N	N	10	O	Y	Y	Y	A	Y	120
2019-329C	Kaiser-Evans	Volusia	Dora W. Faxon	KCF Development 28, LLC	F	72	1,000,000	Y	N	N	N	Y	10	O	Y	Y	Y	A	Y	92
2019-330C	Kell Grove	Clay	James E. Hoover	TVC Development, Inc.	F	96	1,580,000	Y	N	N	N	Y	10	O	Y	Y	Y	A	Y	7
2019-331C	Asford Pointe	Clay	Jonathan Wolf	Asford Pointe Developer, LLC	F	90	1,700,000	Y	N	Y	N	Y	10	O	Y	Y	Y	A	Y	131

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2017-0-337C	Steele Terrace	Hernando	Jonathan L. Wolf	Sterling Terrace Developer, LLC	E. Non-ALP	84	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	90
2017-0-343C	Tallard Park	Sanford	Jonathan L. Wolf	Peland Park Developer, LLC; S&K Development, LLC	E. Non-ALP	80	1,940,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	178
2017-0-334C	Austin Commons	Way	Robert K. Trent	Austin Commons Developer, LLC	E. Non-ALP	80	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	B	Y	173
2018-135C	Wildwood Preserve Senior Living	Sumter	Jay P. Brock	Atlanta Housing Partners, LLC; Southern Affordable Housing Partners, LLC; Southern Affordable Development, LLC	E. Non-ALP	30	593,329	Y	Y	Y	N	N	13	0	Y	Y	Y	A	Y	16
2018-0386C	The Village at Vista - Phase II	Brevard	Jay P. Brock	Atlanta Housing Partners, LLC; Southern Affordable Development, LLC	F	47	770,714	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	187
2018-0337C	Thornton Place	Brevard	Jonathan L. Wolf	Thornton Place Developer, LLC	F	9C	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	104
2018-0338C	Sherwood Corvairs	Leeward	Jonathan M. McDewey	VVAW; S&K Developer, LLC	F	96	4,500,000	Y	N	N	N	Y	16	0	Y	Y	Y	A	Y	87
2018-0339C	New York Estates	Eschscholtz	Matthew A. McGee	Now I the Estates Family Developer, LLC	F	95	1,397,200	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	181
2018-0340C	Arbor Manor Phase I	Polk	Benjamin Stevenson	Polk County Following Developers, Inc.	F	103	1,270,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	88
2018-041C	Gracie Manor	Day	Jonathan L. Wolf	Gracie Manor Developer, LLC	F	86	1,700,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	130
2018-042C	Seaway Park	Polk	Matthew A. McGee	H&K Parkway Park Developer, LLC	F	86	1,520,600	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	47
2018-043C	New Life Fitness Center	Eschscholtz	Matthew A. McGee	New Life Fitness Senior Developer, LLC	E. Non-ALP	96	1,897,200	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	28
2018-044C	The Village at Town Center	Polk	Benjamin Stevenson	Polk County Following Developers, Inc.	F	103	1,270,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	74
2018-045C	Apartment Homes	Polk	Jay P. Brock	Atlanta Housing Partners, LLC; Southern Affordable Development, LLC	F	88	1,393,576	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	71
2018-046C	Apartment Homes	Polk	Jonathan L. Wolf	Gracie Manor Developer, LLC	F	86	1,700,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	47
2018-047C	New Life Fitness Center	Eschscholtz	Matthew A. McGee	New Life Fitness Senior Developer, LLC	E. Non-ALP	96	1,897,200	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	28
2018-048C	Apartment Homes	Polk	Jay P. Brock	Atlanta Housing Partners, LLC; Southern Affordable Development, LLC	F	88	1,393,576	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	71
2018-049C	Apartment Homes	Polk	Jonathan L. Wolf	Gracie Manor Developer, LLC	F	86	1,700,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	47
2019-040C	Summit Senior Apartments	Hernando	Forde W. Puckett	Summit Development, Inc. a WA corporation doing business in FL as Summit Development Services, Inc.	E. Non-ALP	80	1,170,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	179
2019-040C	PE II Marsh	Polk	L. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	100	1,600,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	46
2019-041C	Opera Landing	Volusia	Chris Parvaz	JPM Outlook LLC, Trimble Hill Title Development, LLC	F	60	1,125,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	144
2019-042C	Health Track Apartments	Malibu	Brian Parent	JPM Outlook LLC, Trimble Hill Title Development, LLC	F	52	1,699,200	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	54
2019-052C	Sanctuary Creek Commons	Volusia	L. David Page	Sanctuary Development, Inc. a WA corporation doing business in FL as Sanctuary Development Services, Inc.	F	108	1,490,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	105

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2019-352C	Brown Doc Apartments	Sevier	L David Page	Sevierport Development, Inc. a WA corporation doing business in FL as Sevierport Development Services, Inc.	E, Non-AIF	46	560,000	Y	N	N	N	N	10	0	Y	Y	N	A	N	38
2019-353C	Sevierport's Landing	Indian River	David Page	Sevierport Development, Inc. a WA corporation doing business in FL as Sevierport Development Services, Inc.	F	108	1,080,000	Y	N	N	M	N	30	0	Y	Y	Y	A	Y	162
2019-354C	Princeton Terrace	Escambia	Brian Peart	JPM Outlook LLC, Timbal Hill Tide Developers, LLC	F	68	1,215,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	11
2019-355C	1 Lakewood Village	Polk	Miller Peart	JPM Outlook LLC, Timbal Hill Tide Developers, LLC	E, Non-AIF	47	475,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	9
2019-356C	Graves Park Senior Apartments	Hernando	Urban Parant	JPM Outlook LLC, Timbal Hill Tide Developers, LLC	E, Non-AIF	92	1,600,000	Y	N	N	N	N	18	0	Y	Y	Y	A	Y	152
2019-357C	The Pointe at Palmira	Leon	Joseph H. Chapman, IV	Royal Ameri-care Properties, LLC	F	122	1,465,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	93
2019-358C	Wellbrook Terrace Apartments	Marion	Brian Parant	JPM Outlook LLC, Timbal Hill Tide Developers, LLC	E, Non-AIF	52	1,680,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	123
2019-359C	Linton Park	Lee	Brian Parant	JPM Outlook LLC, Timbal Hill Tide Developers, LLC	F	46	870,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	58
2019-360C	Fountain's at Eagle Palms	Flagler	Donald W Parson	ACP Development, 28 LLC	F	20	1,350,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	16
2019-361C	Highland Grove	Hernando	Brian Parant	JPM Outlook LLC, Timbal Hill Tide Developers, LLC	E, Non-AIF	92	1,695,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	10
2019-362C	Highway Apartment Homes at Tivoli	Bay	Wendell Strong	Bullhorn Development Corporation	F	72	1,067,750	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	23
2019-363C	The enclave at Northshore	Bay	Joseph E. Chism, IV	Royal American Properties, LLC	E, Non-AIF	102	1,095,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	129
2019-364C	9000 Lake at Grand Park	Hernando	Brian Parant	JPM Outlook LLC, Timbal Hill Tide Developers, LLC	F	68	1,500,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	5
2019-365C	Champion Park	St. Lucie	J. David Page	Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	35
2019-366C	Vista at Fountainhead	Volusia	Donald W Parson	ACP Development, 28 LLC	F	88	1,215,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	02
2019-367C	Londle Springs	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	200	1,580,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	157
2019-368C	Casita at Park	Volusia	Timothy M. Johnson	JPM Outlook Development, 10, LLC	F	72	1,160,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	36

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Ineligible Applications																				
2018-239C	Meadowlark Terrace	Lee	Purch E. Law	AmeriGolf Residential Communities, LLC SMA Affordable Development, LLC, DB	E. Non-ALB	59	1,650,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	150
2018-285C	AmeriYield Park Place II	Sarasota	Joseph Chambers	Development Basics, LLC, DB MM, Florida Holdings, Inc.	F	87	1,225,000	N	N	R	Y	N	11	0	Y	Y	Y	A	Y	49
2018-293C	Lincoln Village Apartments	Manatee	Richard L. Higgins	Marstar Development USA, LP	F	53	1,000,000	N	N	N	Y	Y	13	0	Y	Y	Y	A	Y	80
2018-208C	Bayside Pointe	Bay	William A. Merial	JFS Dev Co, Inc.	F	102	1,770,000	N	N	N	N	Y	10	3	Y	Y	Y	A	Y	140
2018-248C	The Villas at Woodcreek	Citrus	Wachew A. Beyer	HFS Woodcreek Developer, LLC	E. Non-ALB	96	1,310,000	N	N	Y	N	N	12	3	Y	Y	Y	B	Y	150
2018-291C	Ita Lites II	St. Lucie	Veronika A. Ringer	ITG One II Developer, LLC	E. Non-ALB	89	1,300,000	N	N	Y	N	Y	10	3	Y	Y	Y	B	Y	188
2018-300C	Berlison P. Pace	Citrus	Matthew A. Beyer	HIS Berlison Developer, LLC	F	98	1,300,000	N	N	Y	N	N	10	3	Y	Y	Y	B	Y	63
2018-303C	Cardinal Oaks	Citrus	Paula McDonald Rhoades	PyKette Development, LLC, ADC Communities II, LLC	E. Non-ALB	118	1,682,000	N	N	Y	N	N	10	3	Y	Y	Y	A	Y	116
2018-322C	East Pointe Place Phase II	Lee	Alberto W. Jr.	East Pointe Phase Two Developer, LLC PVI Development LLC, Outlook Development, LLC	F	64	1,280,000	N	N	N	N	N	10	0	Y	Y	Y	A	Y	153
2018-325C	Woodbridge Apartments	Levy	Brian Parent	Development, LLC	F	32	600,000	N	Y	N	Y	N	10	0	Y	Y	Y	R	Y	87

*HC Request Amount was not used during scoring. This also affected the Corporation Funding per seaside.

**Corporation funding per seaside was not used during scoring.

On March 22, 2019, the Board of Directors of Florida Housing Finance Corporation approved to review Contractor's motion to accept the scoring results as shown.

Any interested party may request a copy of the original and a copy of the minutes in accordance with Section 120.57(2), Fla. Stat., Rule Chapter 28.00, F.A.C., and Rule 57.60009, F.A.C. Failure to file a review within the time provided in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

No

If "Yes", provide the required letter as **Attachment 7**.

- (b) Does the proposed Development qualify for the RD 515 Proximity Point Boost?

No

If "Yes", provide the required letter as **Attachment 15**.

(2) Transit Services

Applicants may select Private Transportation or provide the location information and distance for one (1) of the remaining four (4) Transit Services on which to base the Application's Transit Score.

- (a) Does the Applicant commit to provide Private Transportation?

N/A

- (b) Other Transit Services

Service	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile) *
Public Bus Stop 1	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>
Public Bus Stop 2	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>
Public Bus Stop 3	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>
Public Bus Transfer Stop	<u>28.575929</u>	<u>-80.800239</u>	<u>1.99</u>
Public Bus Rapid Transit Stop	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>
SunRail Station, MetroRail Station, or TriRail Station	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>

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

- (3) Community Services

- Exhibit C -

City of Sanford Fire Police and Recreation Impact Fees

Effective September 1, 2017

Recreation Impact fee applies to all residential properties at a per unit rate: \$1,103.95

RESIDENTIAL	UNIT	POLICE	FIRE
Single Family & Mobile Homes	Dwelling Unit	\$ 384.82	\$ 383.81
Multi-Family (2 DUs and above)	Dwelling Unit	\$ 384.82	\$ 287.85
INDUSTRIAL			
Industrial - Manufacturing	1,000 sq. ft.	\$ 157.78	\$ 157.36
Warehousing	1,000 sq. ft.	\$ 100.05	\$ 99.79
Mini-Warehousing	1,000 sq. ft.	\$ 73.12	\$ 72.92
INSTITUTIONAL			
All Educational/Day Care Center	1,000 sq. ft.	\$ 273.23	\$ 272.51
Church	1,000 sq. ft.	\$ 134.69	\$ 134.33
Hospital	1,000 sq. ft.	\$ 207.81	\$ 207.25
Nursing Home/ALF	Bed	\$ 197.53	\$ 197.01
OFFICE			
Office	1,000 sq. ft.	\$ 265.53	\$ 264.83
Medical Office/Clinic	1,000 sq. ft.	\$ 481.04	\$ 479.76
RECREATIONAL			
Movie Theater	1,000 sq. ft.	\$ 200.11	\$ 199.58
Racquet/Tennis	1,000 sq. ft.	\$ 292.46	\$ 291.69
Health/Fitness	1,000 sq. ft.	\$ 681.14	\$ 679.34
RETAIL			
Retail	1,000 sq. ft.	\$ 654.20	\$ 652.48
Pharmacy - Drugstore	1,000 sq. ft.	\$ 1,123.69	\$ 1,120.72
Nursery - Garden Center	1,000 sq. ft.	\$ 850.46	\$ 848.21
Automobile Care Center	1,000 sq. ft.	\$ 261.68	\$ 260.99
Car Sales	1,000 sq. ft.	\$ 461.79	\$ 460.57
Supermarket	1,000 sq. ft.	\$ 1,123.69	\$ 1,120.72
Convenience Market - No Gas	1,000 sq. ft.	\$ 2,085.75	\$ 2,080.24
Service Station	Per Pump	\$ 669.60	\$ 667.82
Restaurant - Non-Fast Food	1,000 sq. ft.	\$ 1,789.44	\$ 1,784.70
Fast Food Restaurant w/Drive Thru	1,000 sq. ft.	\$ 3,628.89	\$ 3,419.31
TRANSIENT			
Hotel/Motel	Per Room	\$ 111.60	\$ 111.30

- Exhibit D -

City of Sanford Fire Police and Recreation Impact Fees

Effective September 1, 2018

Recreation Impact fee applies to all residential properties at a per unit rate: \$1,135.65

RESIDENTIAL	UNIT	POLICE	FIRE
Single Family & Mobile Homes	Dwelling Unit	\$ 395.87	\$ 394.83
Multi-Family (2 DUs and above)	Dwelling Unit	\$ 395.87	\$ 296.12
INDUSTRIAL			
Industrial - Manufacturing	1,000 sq. ft.	\$ 162.31	\$ 161.88
Warehousing	1,000 sq. ft.	\$ 102.92	\$ 102.66
Mini-Warehousing	1,000 sq. ft.	\$ 75.22	\$ 75.01
INSTITUTIONAL			
All Educational/Day Care Center	1,000 sq. ft.	\$ 281.07	\$ 280.33
Church	1,000 sq. ft.	\$ 138.56	\$ 138.19
Hospital	1,000 sq. ft.	\$ 213.78	\$ 213.21
Nursing Home/ALF	Bed	\$ 203.21	\$ 202.67
OFFICE			
Office	1,000 sq. ft.	\$ 273.15	\$ 272.43
Medical Office/Clinic	1,000 sq. ft.	\$ 494.85	\$ 493.54
RECREATIONAL			
Movie Theater	1,000 sq. ft.	\$ 205.86	\$ 205.31
Racquet/Tennis	1,000 sq. ft.	\$ 300.86	\$ 300.07
Health/Fitness	1,000 sq. ft.	\$ 700.69	\$ 698.85
RETAIL			
Retail	1,000 sq. ft.	\$ 672.99	\$ 671.21
Pharmacy - Drugstore	1,000 sq. ft.	\$ 1,155.96	\$ 1,152.90
Nursery - Garden Center	1,000 sq. ft.	\$ 874.88	\$ 872.57
Automobile Care Center	1,000 sq. ft.	\$ 269.19	\$ 268.48
Car Sales	1,000 sq. ft.	\$ 475.05	\$ 473.79
Supermarket	1,000 sq. ft.	\$ 1,155.96	\$ 1,152.90
Convenience Market - No Gas	1,000 sq. ft.	\$ 2,145.64	\$ 2,139.97
Service Station	Per Pump	\$ 688.83	\$ 687.00
Restaurant - Non-Fast Food	1,000 sq. ft.	\$ 1,840.82	\$ 1,835.95
Fast Food Restaurant w/Drive Thru	1,000 sq. ft.	\$ 3,733.10	\$ 3,723.24
TRANSIENT			
Hotel/Motel	Per Room	\$ 114.80	\$ 114.50

- Exhibit E -



Tax Credit Equity Group
One Piedmont Town Center, Suite 420
4720 Piedmont Row Drive
Charlotte, NC 28210

Syndicator Equity Letter

October 12, 2018

Mr. Don Paxton
Fountains at Kings Pointe Limited Partnership
1990 Main Street, Suite 750
Sarasota, Florida 34236

RE: Fountains at Kings Pointe/120 units
Flagler County, Florida

Dear Mr. Paxton:

We are pleased to advise you that we have preliminarily approved an equity investment in Fountains at Kings Pointe Limited Partnership, a Florida Limited Partnership, the applicant for purposes of RFA #2018-110 for Affordable Housing Developments Located in Median Counties issued by Florida Housing Finance Corporation and, for purposes of that application, the beneficiary of the equity proceeds described in this proposal ("Partnership"). The Partnership will own and operate a 120-unit family affordable housing community to be known as Fountains at Kings Pointe, located in Flagler County, Florida. This preliminary commitment is made based upon the financial information provided to us in support of your request, and under the following terms and conditions:

Investment Equity:	Fountains at Kings Pointe Limited Partnership, a Florida Limited Partnership, with Fountains at Kings Pointe GP LLC, as General Partner and RBC Tax Credit Equity, LLC ("RBC") as Investor Limited Partner with a 99.99% ownership interest in the Partnership.
Anticipated Eligible Housing Credit Request Amount:	\$ 1,668,000*
Anticipated Housing Credit Allocation to be Purchased:	\$ 16,678,322 (\$16,680,000 * 99.99%)*
Syndication Rate:	\$.93*
Anticipated Total Equity To be provided:	\$ 15,510,849 *
Equity Proceeds Paid Prior to or simultaneous to closing the construction financing:	\$ 2,481,736 * (min. 15%)
Equity Proceeds to be Paid Prior to Construction Completion:	\$ 8,686,075
Pay-In Schedule:	Funds available for Capital Contributions #1: \$ 2,481,736 * to be paid prior to or simultaneously with the closing of the construction financing.
	Funds available for Capital Contribution #2 \$ 2,326,627 * prior to construction completion.
	Funds available for Capital Contribution #3 \$ 3,877,712 * concurrent with permanent loan closing.

* All numbers are rounded to the nearest dollar.

- Exhibit F -

October 12, 2018
Page 2 of 3

Equity Proceeds Paid At
Lease Up \$ 5,428,797 *

Equity Proceeds Paid at 8609
\$1,395,977*

Obligations of the Manager
and Guarantor(s):

Operating Deficit Guaranty: the General Partner agrees to provide operating deficit loans to the Partnership for the life of the Partnership.

Development Completion Guaranty: The General Partner will guarantee completion of construction of the Project substantially in accordance with plans and specifications approved by RBC, including, without limitation, a guaranty: (i) to pay any amounts needed in excess of the construction loan and other available proceeds to complete the improvements; (ii) of all amounts necessary to achieve permanent loan closing; and (iii) to pay any operating deficits prior to the conclusion of Project construction.

Credit Adjusters: the Partnership will provide that, if in any year actual credits are less than projected credits, then the Investor Limited Partner shall be owed an amount necessary to preserve its anticipated return based on the projected credit.

The obligations of the General Partner shall be guaranteed By Fountains at Kings Pointe Limited Partnership, Fountains at Kings Pointe GP LLC, and any such other entity/individual deemed appropriate following (syndicator) due diligence review.

Incentive Mgmt. Fee:

90%

Cash Flow Split:

Cash Flow to the Company shall be distributed as follows:

- a. To RBC in payment of any amounts due as a result of any unpaid Credit Adjuster Amount.
- b. To RBC in payment of Asset Management Fees or any unpaid Asset Management Fee.
- c. To the Operating Reserve to maintain the agreed upon minimum balance.
- d. To the payment of any Deferred Developer Fee.
- e. To the General Partners to repay any Partnership loans.
- f. To the General Partners for Incentive Management Fees.
- g. The balance, .01% to the General Partners and 99.99% to RBC.

Residual Split:

Any gain upon sale or refinancing shall be distributed as follows:

- a. To RBC in payment of any amounts due because the Actual Credit is less than the Projected Credit, or there has been a recapture of Credit.
- b. To the payment of any unpaid Asset Management Fee.

* All numbers are rounded to the nearest dollar.

October 12, 2018
Page 3 of 3

- c. To the Investor Limited Partner in an amount equal to any excess or additional capital contributions
- d. The balance of available cash for distribution, 90% to the General Partners and 10% to the Investor Limited Partner.

Replacement Reserves: \$300/unit/year increasing 3% annually.

Asset Management Fee: \$7,500 per year increasing 3% annually.

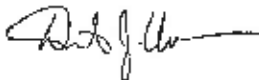
Other Terms and Conditions:

- 1) Successful award and allocation of Low Income Housing Tax Credits from the Florida Housing Finance Corporation.
- 2) Prior to closing, the General Partner must have a firm Commitment for fixed-rate permanent first mortgage financing with terms, conditions, and Lender acceptable to the Investor Limited Partner.
- 3) Prior to closing, the General Partner must have firm Commitments for all fixed-rate subordinate financing with terms, conditions and Lender acceptable to the Investor Limited Partner.
- 4) Receipt, review and approval of appraisal with incorporated market study, environmental and geological reports, plans and specifications, contractor and such other conditions which are customary and reasonable for an equity investment of this nature and amount.

This preliminary commitment will expire on August 1, 2019 if not extended by RBC.

RBC wishes to thank you for the opportunity to become investment partners.

Sincerely,



David J. Urban
Director

Agreed and Accepted this Day:

By: Fountains at Kings Pointe Limited Partnership

By: Fountains at Kings Pointe GP LLC, as its General Partner

By: _____

Name: Donald W. Paxon
Title: Manager of General Partner

Date: 10/12/2018

* All numbers are rounded to the nearest dollar.