

BEFORE THE STATE OF FLORIDA  
FLORIDA HOUSING FINANCE CORPORATION

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FLORIDA HOUSING  
FINANCE CORPORATION

HTG SPRING, LLC  
Petitioner,

FHFC Case No. 2019-031BP  
RFA No. 2018-110  
App. No. 2019-280C

vs.

FLORIDA HOUSING  
FINANCE CORPORATION.  
Respondent.

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

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

**Introduction**

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

**Parties**

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

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

#### **Notice**

4. On September 6, 2018, Florida Housing issued the RFA.

5. Applications in response to the RFA were due on or before December 4, 2018.

7. Florida Housing received approximately 191 applications in response to the RFA.

8. Petitioners in response to the RFA requested an allocation of \$1,285,818.00 in Housing Credit funding for its proposed eighty (80) unit affordable housing development in Sarasota County, Florida. Petitioner applied as a Family demographic commitment applicant and Petitioner's application satisfied the required elements of the RFA and is eligible for a funding award.

9. Petitioner's received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, March 22, 2019 at 10:44 am. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A". Petitioner was deemed eligible for funding but was not among those recommended for funding.

10. On Wednesday, March 27, 2019 at 8:28 am, Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of that Notice of Intent is attached hereto as Exhibit "B".

11. This Petition is timely filed in accordance with the provisions of section 120.57(3)(b), Florida Statutes, and rules 28-110.004 and 67-60.009, Fla. Admin. Code.

#### **Background**

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

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

**RFA 2018-110**

14. Through the RFA process Florida Housing anticipated awarding up to an estimated \$14,397,104 of Housing Credits to proposed Developments that are located 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);

- (l) 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-AIF:

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

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 (Lee County)

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

- 2019- 190C- Jersey Gardens, Ltd. (Polk County)
- 2019-316C- Blue SW 26 Street, LLC (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 Spring, Application 2019-280C in Sarasota County was deemed eligible but unfunded. The scoring committee erroneously found Harrison Parc eligible for funding, but had Harrison Parc been deemed ineligible, then HTG Spring 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.

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**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. ...



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 also 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.

#### **Substantial Interests Affected**

27. If Harrison Parc had been deemed ineligible for the foregoing reasons, HTG Spring, would have been selected as the next eligible applicant.

28. 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.

29. 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**

30. 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 the Site Plan submitted by Harrison Parc accurately reflected the proposed development, including the number of residential buildings;
- d. Such other issues as may be revealed during the protest process.

**Statutes and Rules Entitling Relief**

31. 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**

32. 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 should be deemed ineligible for having identified a Public Bus Transfer Stop that was not in existence and available for use as of the Application Deadline resulting in a Proximity Point score below the minimum required to be eligible for funding.

33. Unless the score and ranking are corrected, and the preliminary allocation revised, Petitioner will be excluded from funding and Harrison Parc will be funded contrary to the provisions of the RFA and Florida Housings governing statutes and rules.

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

**Right to Amend the Petition**

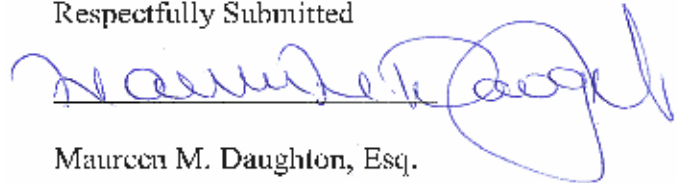
35. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

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

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

Dated this 8th day of April 2019.

Respectfully Submitted



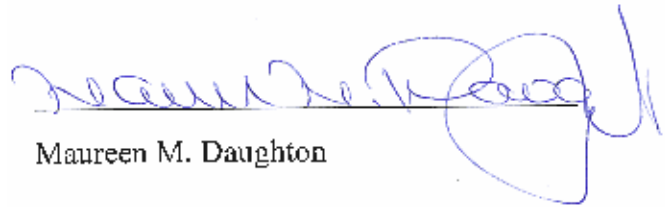
Maureen M. Daughton, Esq.  
FBN 0655805

Maureen McCarthy Daughton, J.L.C.  
1725 Capital Circle NE, Ste 304  
Tallahassee, Florida 32308

**Counsel for HTG Spring, LLC**

CERTIFICATE OF SERVICE

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

  
Maureen M. Daughton

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 AIF?	MP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA Funding Goal?	Task Points	Operating/ Administering Exp	Proximity Funding Preference	Per Unit Construction	Funding Preference	Development Category	Funding Preference	Levying Description	Fields Job Creation Preference	Lottery Number
2018-352C	Renovo One Apartments	Sevasta	David Page	Southern Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	C, Non-AIF	40	560,000	Y	N	N	N	N	0	0	Y	Y	N	A	Y	A	H	38
2018-354C	Sebastian's Landing	Indian River	David Page	Southern Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,580,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	A	Y	36Z
2018-354C	Pinewood Terrace	Escambia	Brian Parent	IPM Outlook LLC, Timmel Hill Title Developers, LLC	F	64	1,215,000	Y	N	N	H	Y	10	0	Y	Y	Y	A	Y	A	Y	77
2018-355C	Lakeview Village	Polk	Brian Parent	IPM Outlook LLC, Timmel Hill Title Developers, LLC	F, Non-AIF	47	975,000	Y	N	N	N	Y	10	0	Y	Y	Y	Y	Y	A	Y	9
2018-356C	Grand Park Senior Apartments	Leonardo	Brian Parent	IPM Outlook LLC, Timmel Hill Title Developers, LLC	E, Non-AIF	70	1,645,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	35Z
2018-357C	The Ponds at Kingsley	Leon	Joseph F. Chapman, IV	Royal American Properties, LLC	F	112	1,695,000	Y	Y	N	N	Y	10	0	Y	Y	Y	Y	Y	A	Y	90
2018-358C	Hollybrook Place Apartments	Marian	Brian Parent	IPM Outlook LLC, Timmel Hill Title Developers, LLC	F, Non-AIF	92	1,670,200	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	120
2018-359C	Huntington Place	Lee	Brian Parent	IPM Outlook LLC, Timmel Hill Title Developers, LLC	F	46	870,200	Y	N	N	N	Y	17	0	Y	Y	Y	Y	Y	A	Y	5F
2018-362C	Fountains at Kingsley	Flagler	Donald W. Paxton	BCP Development at 18 LLC	F	20	1,568,000	Y	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	Y	36
2018-363C	Highland Grove	Herrando	Brian Parent	IPM Outlook LLC, Timmel Hill Title Developers, LLC	E, Non-AIF	52	1,599,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	50
2018-364C	Highline Apartment Homes at Lyndell	Bay	Michael Smedley	Builders Development Corporation	F	72	1,562,749	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	23
2018-365C	The Meadows at Fishhawk	Bay	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-AIF	102	1,695,000	Y	N	N	N	Y	10	0	Y	Y	Y	Y	Y	A	Y	140
2018-366C	Providence at Grand Paris	Hemose	Brian Parent	IPM Outlook LLC, Timmel Hill Title Developers, LLC	F	90	1,570,000	Y	N	N	N	Y	10	0	Y	Y	Y	Y	Y	A	Y	5
2018-368C	Linnard Park	St. Lucie	David Page	Southern Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,650,000	Y	N	N	N	Y	10	0	Y	Y	Y	Y	Y	A	Y	35
2018-367C	Village at Four Seasons	Volusia	Donald W. Paxton	BCP Development at 18 LLC	F	96	2,215,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	32
2018-369C	Uptown Springs	Brevard	J. David Page	Southern Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,682,200	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	137
2018-368C	Carrington Park	Volusia	Timothy M. Mays	JFC Florida Development, LLC	F	72	1,660,200	Y	N	N	N	Y	10	0	Y	Y	Y	Y	Y	D	Y	38

- Exhibit A -

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Target Units	Competitive B Request Amt	Eligible for Funding?	Qualifies for the Elderly Aff.	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA	Funding Goal	Target Pools	Operating/ Administering Exp.	Proximity Funding Preference	Per Unit Construction	Development Category	Funding Preference	Leveraging Classification	Florida Job Creation Program	Lottery Number
<b>Ineligible Applications</b>																						
2018-183C	Walden Terrace	Sebastian	Patricia F. Law	American Capital Communities, LLC	F, Non-AIF	85	1,650,000	N	N	N	N	N	1,650,000	10	0	Y	Y	Y	Y	A	Y	10
2018-185C	Amarillo 2 & Phase II	Sebastian	Joseph Chambers	BHJ Africana Development, LLC; DB Development Florida, LLC; SCMM Florida Holdings, Inc.	F	80	1,670,000	N	N	N	Y	N	1,670,000	10	0	Y	Y	Y	Y	A	Y	10
2018-186C	Lincoln Village Apartments	Manatee	Richard L. Higgins	Norstar Development USA, LP	F	50	1,000,000	Y	N	N	Y	N	1,000,000	10	0	Y	Y	Y	Y	A	Y	80
2018-208C	Bayline Pointe	Polk	William A. Marshall	WAS Dev Co, Inc	F	102	1,700,000	Y	N	N	N	Y	1,700,000	10	0	Y	Y	Y	Y	A	Y	145
2018-228C	The Villas at Meadowcreek	Citrus	Matthew A. Begger	ITG Meadowcreek Developm 47, LLC	F, Non-AIF	36	2,400,000	N	N	Y	N	N	2,400,000	10	0	Y	Y	Y	Y	B	Y	180
2018-291C	The Iris I*	St. Lucie	Matthew A. Begger	HTG Iris I Developer, LLC	F, Non-AIF	91	2,300,000	N	N	Y	N	N	2,300,000	10	2	Y	Y	Y	Y	B	Y	168
2018-293C	Bergson Place*	Citrus	Matthew A. Begger	HTG Bergson Developer, LLC	F	84	1,500,000	N	N	Y	N	N	1,500,000	10	2	Y	Y	Y	Y	B	Y	64
2018-295C	Carnal Oaks	Citrus	Paul J. McDonald	WIKROS Development, LLC; AOC Communities, LLC	F, Non-AIF	100	1,668,000	N	N	N	N	N	1,668,000	10	1	Y	Y	Y	Y	A	Y	115
2018-322C	East Ponce Phase II	Leak	Alfredo Mills, Jr.	East Ponce Phase Two Developer, LLC	F	84	1,750,000	N	N	N	N	N	1,750,000	10	0	Y	Y	Y	Y	A	Y	153
2018-365C	Woodbridge Apartments	Leak	Brian Parent	IPM Development LLC, Outback Development, LLC	F	12	300,000	N	N	N	Y	N	300,000	10	0	Y	Y	Y	Y	D	Y	67

\*10% Request Amount was adjusted during scoring. This also affected the Counts for the Senior and Middle-aged population funding preference being scored.

On March 22, 2018, the Board of Directors of Citrus Housing Finance Commission approved the Review Committee's motion to adopt the scoring results above. Any unsuccessful applicant may file a notice of protest in a formal written instrument according to section 218.10, F.A.C. and Rule 28.110, F.A.C. and Rule 28.110, F.A.C. Failure to file a protest within the time prescribed in section 218.10(4), Fla. Stat., shall constitute a waiver of proceedings under chapter 129, Fla. Stat.

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Deve. Commitment	Total Units	Competitive B.C. Request Amount	Eligible For Funding?	Qualifies for the Elderly Act?	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SAPDA Funding Goal?	Total Points	Operating/ Administering Exp.	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category	Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2018-129C	Medican Palms	Clay	James R. Hoover	TWC Development, Inc.	E, Non-AIF	83	1,532,000	Y	N	Y	N	N	20	0	Y	Y	Y	Y	V	Y	174
2018-129C	Medican Meadows	Clay	James R. Hoover	TWC Development, Inc.	F, Non-AIF	86	1,552,000	Y	N	Y	Y	Y	30	0	Y	Y	Y	Y	A	Y	164
2018-131C	Madison Meadows	Lee	Patrick E. Lee	American Residential Communities, LLC	E, Non-AIF	70	1,624,000	Y	N	N	N	N	30	0	Y	Y	Y	Y	A	Y	57
2018-132C	Tori Meadows	Alachua	James R. Hoover	TWC Development, Inc.	E, Non-AIF	81	1,056,000	Y	N	Y	N	N	30	0	Y	Y	Y	Y	V	Y	49
2018-138C	Madison Cove	Volusia	Patrick E. Lee	American Residential Communities, LLC	F, Non-AIF	74	1,700,000	Y	N	Y	N	N	30	0	Y	Y	Y	Y	A	Y	27
2018-138C	Madison Trails	Brevard	Patrick E. Lee	American Residential Communities, LLC	E, Non-AIF	88	1,700,000	Y	N	Y	Y	N	30	0	Y	Y	Y	Y	A	Y	107
2018-137C	Venier Pointe	Summit	Oscar A. So	Venier Pointe Dev, LLC; JCG Real Estate Ventures, LLC	E, Non-AIF	88	1,448,711	Y	N	Y	N	N	30	0	Y	Y	Y	Y	B	Y	5
2019-196C	Sweetwater Village	St. Johns	Oscar A. So	Sweetwater Village Dev, LLC; JCG Real Estate Ventures, LLC	F, Non-AIF	100	1,859,200	Y	Y	N	N	N	30	0	Y	Y	Y	Y	A	Y	159
2019-198C	Beachwood Village	St. Johns	Oscar A. So	Beachwood Village Dev, LLC; JCG Real Estate Ventures, LLC	F	110	1,689,700	Y	N	N	N	Y	30	0	Y	Y	Y	Y	A	Y	53
2019-191C	Arboretum Village	Polk	Oscar So	Arboretum Village	E, Non-AIF	102	1,700,000	Y	N	N	Y	N	20	0	Y	Y	Y	Y	A	Y	2
2018-191C	Madisonbrook Commons	Escambia	Scott Zimmerman	BCG Madisonbrook Commons Developer, LLC; Phoenix Madisowarus Commons Developer, LLC	F	86	1,700,000	Y	N	N	N	Y	30	0	Y	Y	Y	Y	A	Y	75
2018-192C	Madison at Madison	Wasco	Robert E. Coats III	Highland Hill Tide Developments, LLC; Remyan Foundation Real Estate Development, LLC; JPM Outlook LLC	F, Non-AIF	72	1,325,000	Y	N	Y	N	N	30	0	Y	Y	Y	Y	A	Y	85
2018-193C	The Reserve at Dayshore	Lee	Allan Rappaport	South Creek Ventures, LLC; Gateway Florida Development, LLC	E, Non-AIF	74	1,400,000	Y	Y	Y	Y	N	30	0	Y	Y	Y	Y	A	Y	55
2019-194C	Harmony at Drus Hills	Clusia	Robert B. Coats	Timber Hill Time Development, LLC; Jansall Foundation FL Development, LLC; JPM Outlook LLC	E, Non-AIF	96	1,700,000	Y	N	Y	N	N	30	0	Y	Y	Y	Y	A	Y	125
2019-195C	Roseview Manor	Polk	Scott Zimmerman	408 Roseview Manor Developer, LLC; Phoenix Roseview Manor Developer, LLC	E, Non-AIF	90	1,700,000	Y	N	Y	N	N	30	0	Y	Y	Y	Y	A	Y	145
2019-196C	The Villages at Cortez	Hearts	William Schneider	Turnstone Development Corporation	E, Non-AIF	84	1,100,000	Y	N	Y	N	N	20	0	Y	Y	Y	Y	A	Y	103
2019-197C	Oasis at Renaissance Preserve	Lee	Edie-LU Perry	Integral Development, LLC; Housing for Urban Communities, LLC	AIF	124	1,700,000	Y	Y	N	N	Y	24	18	Y	Y	Y	Y	A	Y	52
2019-198C	Bayside Gardens	Okaloosa	Michael J. Levitt	The Michaels Development Company, LP; BaySide Development of Fort Walton, LLC	F	72	1,026,153	Y	N	N	N	N	30	0	Y	Y	Y	Y	A	Y	172
2019-200C	The Reserve at Oasis	Wakulla	Allan Rappaport	South Creek Ventures, LLC; Gateway Florida Development, LLC; JPM Outlook LLC	F	95	1,700,000	Y	N	Y	Y	N	30	0	Y	Y	Y	Y	A	Y	180
2019-201C	The Equility at Lake Mary	Seminole	Todd M. W. W.	Timber Hill Tide Developers, LLC; JPM Outlook LLC	F	70	1,720,000	Y	N	Y	Y	Y	30	0	Y	Y	Y	Y	A	Y	70



RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Devo. Commitment	Total Units	Competitive H.C Request Amt.	Eligible for Funding?	Qualifies for the Elderly Area	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADDs	Total Points	Operational/ Administering Exp.	Proximity Funding Preference	Per Unit Construction	Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2018-209C	Woods de Pham I	Volusia	Dustin Smith	New Smart Beach Residences - Smart Partners, LLC; NSB-IDC Developer, LLC	E, Non-A-F	86	1,830,000	Y	Y	Y	Y	N	10	0	Y	Y	Y	Y	A	Y	121
2018-210C	Immunity at Brissville	Hernando	Robert B. Coats, II	Timbal Hill Time Developers, LLC; Rainier Equine and E-Development, LLC; PM Outlook LLC	F	87	1,800,000	Y	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	34
2018-211C	Harmony at Courcour	Lees	Robert B. Coats, II	Timbal Hill Time Developers, LLC; Bryan Foundation E-Development, LLC; PM Outlook LLC	E, Non-A-F	88	1,700,000	Y	N	Y	Y	N	10	0	Y	Y	Y	Y	Y	Y	128
2018-212C	Tranquility at Lakeside	Polk	Todd W. Wind	Timbal Hill Time Developers, LLC; JRM Outlook LLC	-	89	1,700,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	178
2018-213C	The Reserve at Mount Hope	Lake	Allan Rappin	South Creek Ventures, LLC; Gateway Florida Development, LLC; CRM Florida Developments, LLC	F, Non-A-F	90	1,700,000	Y	N	Y	N	Y	10	0	Y	Y	Y	Y	A	Y	119
2018-214C	Harmony at Deyshore	Lee	Robert B. Coats, III	Timbal Hill Time Developers, LLC; Rainier Foundation E-Development, LLC; JPM Outlook LLC	F, Non-A-F	91	1,620,000	Y	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	43
2018-215C	Open Cornerstone Housing	Alachua	Steven C. Kirk	Rural Neighborhoods, Incorporated; Knight Johnson Housing and Development Corporation	E, Non-A-F	92	1,740,000	Y	N	Y	Y	N	10	0	Y	Y	Y	Y	A	Y	6
2018-216C	Harmony at Pinewood	Hardee	Robert B. Coats, III	Timbal Hill Time Developers, LLC; JPM Outlook LLC	E, Non-A-F	93	1,500,000	Y	Y	Y	N	N	10	0	Y	Y	Y	Y	A	Y	18
2018-217C	Harmony at Court	Pasco	Domingo Sanchez	70th Development, LLC	E, Non-A-F	94	1,850,000	Y	N	Y	Y	N	10	0	Y	Y	Y	Y	A	Y	61
2018-218C	Sandstone	Sumter	Domingo Sanchez	70th Development, LLC	F	95	1,850,000	Y	N	Y	N	Y	10	0	Y	Y	Y	Y	A	Y	152
2018-219C	White Dove Court	Osceola	Domingo Sanchez	70th Development, LLC	F, Non-A-F	96	1,650,000	Y	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	27
2018-214C	Tranquility at Ocala	Manatee	Todd W. Wind	Timbal Hill Time Developers, LLC; JRM Outlook LLC	F	97	1,700,000	Y	N	Y	Y	Y	10	1	Y	Y	Y	Y	A	Y	175
2018-215C	The Reserve at Lake Eric	Polk	Allan Rappin	South Creek Ventures, LLC; Gateway Florida Development, LLC; CRM Florida Development, LLC	F	98	1,700,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	95
2018-216C	Rockstar Park	Hernando	Jonathan ... W31	Rochester Park Developer, LLC	E, Non-A-F	99	1,655,000	Y	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	79
2018-217C	Center Point Apartments	Lee	Dannal W. Foston	BCP Development 18 LLC	F	100	1,275,000	Y	N	Y	N	Y	10	0	Y	Y	Y	Y	A	Y	26
2018-218C	Oakley - Skyline	Pasco	Dannal W. Foston	BCP Development 18 LLC	-	101	1,275,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	30
2018-219C	Madison Pines	Alachua	Patrick E. Law	American Residential Communities, LLC	E, Non-A-F	102	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	97

RFA 2016-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Dem. Commitment	Total Units	Competitive TIC Request Amount	Eligible for Funding?	Qualifies for the Elderly ALD	NP Goals?	Local Government Area of Opportunity / SAOIA	Geographic Area of Opportunity / SAOIA	Funding Goal?	Total Points	Operating/ Administering Exp	Proximity Funding Preference	Per Unit Construction	Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-220C	Galest Green Key Apartments	Polk	Donald W. Pascoe	Key Development, LLC	F	72	1,090,000	Y	N	N	N	N	Y	0	0	Y	Y	Y	Y	A	Y	144
2019-221C	Suncoast	Polk	William T. Feiboh	The R-Solar Group of Florida, Inc.	E, Non-ALT	64	1,350,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	Y	A	Y	73
2019-222C	Kings Road Apartments	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	104	1,490,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	Y	A	Y	33
2019-223C	S. Pater Claver Place	Lee	Eric C. Miller	National Development of America, Inc.: SL Peter Claver Developer, Inc.	F	63	1,340,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	Y	A	Y	11
2019-224C	Warren Grove	Osceola	Patricia E. Lew	American Realcar-Jal Communities, LLC	E, Non-ALT	76	1,700,000	Y	N	N	N	N	Y	30	0	Y	Y	Y	Y	A	Y	37
2019-225C	Grifford Springs	Bay	William A. Matibel	JES Dev Co, Inc.	E, Non-ALT	70	1,170,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	Y	A	Y	81
2019-226C	Palm North	Sebastian	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,340,000	Y	N	N	N	N	Y	20	0	Y	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	1,340,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	Y	A	Y	55
2019-228C	Maple Villa Senior	Leon	James S. Grevelley	New Affordable Housing Partners, LLC (Lilabusiness Housing Economic Corporation	E, Non-ALT	110	1,720,000	Y	N	N	Y	N	Y	20	0	Y	Y	Y	Y	A	Y	185
2019-229C	Ocala Estates	Marion	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALT	104	1,320,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	Y	A	Y	102
2019-230C	Oceola Ridge	Leon	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	75	1,420,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	Y	A	Y	36
2019-231C	Raymond Cove	Polk	Matthew A. Rogger	RLS Raymond Cove Developer, LLC	F	70	1,385,324	Y	Y	Y	N	N	Y	20	0	Y	Y	Y	Y	A	Y	45
2019-232C	Eagle Pointe	Osceola	Domingo Sanchez	DOR Development, LLC	F	88	1,720,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	Y	A	Y	60
2019-233C	Sugar Mill Oaks	Citrus	Matthew A. Rogger	ITG Sugar Mill Developer, LLC	E, Non-ALT	96	1,607,280	Y	Y	Y	N	N	Y	20	0	Y	Y	Y	Y	A	Y	127
2019-234C	Alcornoque Senior Apartments Phase II	Polk	Barren Sir Lu	Parthoon Development Group, LLC; Winter Haven Housing Support Services, Inc.	E, Non-ALT	81	1,426,000	Y	Y	Y	Y	N	Y	20	0	Y	Y	Y	Y	A	Y	116
2019-235C	Villas at Los Jency Place	Seminole	Darren Sir Lu	Parthoon Development Group, LLC; SCH Development, LLC	F	56	1,070,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	Y	B	Y	73
2019-236C	Grave Mar at Phase I	Polk	Darren Sir Lu	Parthoon Development Group, LLC; WHA Development, LLC	F	85	1,350,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	Y	B	Y	101

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Representative	Name of Developer	Demo. Commitment	Total Units	Competitive HC Request Amount	Eligible for Funding?	Qualifies for the Elderly ALF NP Goal?	Local Government's Area of Opportunity Goal?	Geographic Area of Opportunity / SADA Funding Goal?	Total Points	Operating/ Administering Exp	Priority Funding Preference	Per Unit Construction Funding Preference	Development Category	Unavaging Classification	Florida Job Creation Preference	Lottery Number
2018-234C	Sunrise Park Phase II	Polk	Darren Smith	Pantheon Development Group, LLC, WHA Development, LLC	F	75	1,325,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	55
2018-233C	Oak Valley	Volusia	Matthew A. Rieger	HTG Oak Valley Developer, LLC	F	86	1,447,480	Y	N	N	N	10	0	Y	Y	Y	A	Y	29
2018-239C	Crysal Lake Estates	Polk	Matthew A. Rieger	HTG Crystal Lake Developer, LLC	C, Non-ALF	96	1,657,280	Y	N	N	N	10	0	Y	Y	Y	A	Y	26
2018-240C	Rowan Gardens	Polk	Matthew A. Rieger	HTG Rowan Gardens Developer, LLC	F	86	1,657,200	Y	N	N	Y	10	0	Y	Y	Y	A	Y	41
2018-241C	Penchant at the Royal Palms	Bay	Donald W. Jackson	RCF Development 18 LLC	C, Non-ALF	120	1,663,200	Y	N	N	N	10	0	Y	Y	Y	A	Y	158
2018-242C	Aspen Trails	Osceola	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	78	1,700,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	166
2018-243C	Madison Trace	Polk	James B. Hoover	JBC Development, Inc.	F	85	1,450,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	180
2018-244C	Lancaster Cove	Osceola	Patrick E. Law	American Residential Communities, LLC	F, Non-ALF	76	1,700,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	88
2018-245C	Madison Oaks	Polk	Matthew A. Rieger	HTG Valencia II Developer, LLC	F, Non-ALF	86	1,697,280	Y	Y	N	N	10	0	Y	Y	Y	A	Y	73
2018-246C	Valencia Grove I	Polk	Matthew A. Rieger	HTG Valencia II Developer, LLC	F	99	1,697,280	Y	N	N	Y	10	0	Y	Y	Y	A	Y	145
2018-247C	Oak Forest	Charlotte	Matthew A. Rieger	HTG Oak Forest Developer, LLC	F	95	1,697,280	Y	N	N	Y	10	0	Y	Y	Y	A	Y	86
2018-248C	Saroca Village	Polk	Matthew A. Rieger	HTG Grove V I Developer, LLC	E, Non-ALF	95	1,697,280	Y	Y	N	Y	10	0	Y	Y	Y	A	Y	75
2018-249C	The Verandas of Pointe Saroca III	Charlotte	Richard L. Rieger	Northstar Development USA, LP, Pointe Saroca Developers, LLC	F	84	1,110,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	167
2018-250C	Princeton Place Apartments	Lee	Doree W. Jackson	RCF Development 18 LLC	F	86	1,105,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	119
2018-251C	Sirenewood Village	Polk	William A. Rydzak	LES Dev Co, Inc	E, Non-ALF	84	1,700,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	76
2018-252C	Twin Lakes Estates - Phase III	Polk	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC, Polk County Housing Developers, Inc.	F	88	1,540,480	Y	N	N	Y	10	0	Y	Y	Y	A	Y	3
2018-253C	Maple Creek	Clay	James B. Hoover	JBC Development, Inc.	F	98	1,580,000	Y	N	N	Y	10	0	Y	Y	Y	A	Y	147
2018-254C	The Villas at Wildwood	Sumter	Matthew A. Rieger	HTG Wildwood Developer, LLC	E, Non-ALF	95	1,617,280	Y	N	N	N	10	0	Y	Y	Y	A	Y	171
2018-255C	Hampton Hills Apartments	Escambia	Rebecca Sannes	The Parks Foundation, Inc.	F	72	1,133,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	115
2018-256C	Oak Hills	Manatee	Matthew A. Rieger	HTG Oak Hills Developer, LLC	F, Non-ALF	95	1,697,280	Y	N	N	N	10	0	Y	Y	Y	A	Y	141
2018-257C	Whisperwill Court	Osceola	Domingo Sanchez	OSK Development, LLC	E, Non-ALF	88	1,710,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	112
2018-258C	Peaks at Lakes Terrace	Polk	James B. Hoover	TWC Development, Inc., VSI Development, LLC	E, Non-ALF	90	1,580,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	112

RFA 2018-110 - Board Approved Scoring Results

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2019-259C	The Oasis	St. Lucie	Matthew A. Rieger	H16 Ibis Developer, LLC	F	85	1,300,000	Y	Y	Y	N	N	N	10	0	Y	Y	Y	H	Y	64
2019-259C	Tamiami Apartments	Manatee	Robert E. Ansley, Jr.	JIC Florida Development, LLC	F	60	1,700,000	Y	Y	K	N	N	N	10	1	Y	Y	Y	3	Y	179
2019-261C	The Mirasol Town Center	Flagler	Matthew A. Rieger	H16 Pines Developer, LLC	F	103	1,897,280	Y	Y	K	N	Y	Y	10	0	Y	Y	Y	A	Y	114
2019-252C	Sandpiper Court	St. Lucie	Dorothy Sanchez	ODER Development, LLC	E, Non-AJF	84	1,700,000	Y	Y	K	Y	Y	Y	10	0	Y	Y	Y	A	Y	86
2019-253C	Arbours at Merritt House I	Alachua	Sam Johnston	Arbours Valley Development, LLC; Alachua Housing Developer, LLC	F	93	1,610,000	Y	N	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	27
2019-261C	Golfview	Manatee	Matthew A. Rieger	HTG Golf Developer, LLC	F	80	1,555,800	Y	K	Y	Y	Y	Y	10	0	Y	Y	Y	A	Y	17
2019-265C	Sella Vista	Levy	Matthew A. Rieger	HTG Bella Vista Developer, LLC	F	96	1,097,280	Y	K	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	138
2019-266C	The Auditor Phase II	Manatee	Matthew A. Rieger	H16 Auditor Developer, LLC	F	96	1,476,276	Y	K	Y	N	N	Y	10	0	Y	Y	Y	A	Y	124
2019-267C	Cypress Ridge	Hernando	Matthew A. Rieger	HTG Cypress Developer, LLC	E, Non-AJF	96	1,697,280	Y	K	Y	K	K	K	10	0	Y	Y	Y	A	Y	47
2019-268C	Ochid Lake	Brevard	Matthew A. Rieger	HTG Ochid Lake Developer, LLC	F, Non-AJF	96	2,387,280	Y	N	Y	N	N	K	10	0	Y	Y	Y	A	Y	139
2019-269C	Grand Oaks	Bay	Matthew A. Rieger	HTG Grand Oaks Developer, LLC	F, Non-AJF	90	1,981,200	Y	N	N	N	N	Y	10	0	Y	Y	Y	A	Y	27
2019-270C	Baywood Isles	Pasco	Matthew A. Rieger	HTG Baywood Isles Developer, LLC	F, Non-AJF	76	1,589,324	Y	N	Y	N	N	N	10	0	Y	Y	Y	A	Y	177
2019-271C	The Mountains at Hidden Lake	Citrus	Matthew A. Rieger	H16 Hidden Lake Developer, LLC	E, Non-AJF	100	1,600,000	Y	N	N	Y	N	Y	10	0	Y	Y	Y	A	Y	142
2019-272C	Purains Maryjail	Bay	Patrice Sandell	The Passa Foundation, Inc.	F	80	1,225,000	Y	N	Y	N	N	N	10	0	Y	Y	Y	A	Y	66
2019-273C	Accours at Cape Coral	Lee	Sam Johnston	Arbours Valley Developer, LLC	F	71	1,377,000	Y	Y	K	N	Y	Y	10	0	Y	Y	Y	A	Y	182
2019-274C	The Manor	Osceola	William T. Fabrot	The Richman Group of Florida, Inc.	F	75	1,225,000	Y	N	K	N	Y	Y	10	0	Y	Y	Y	A	Y	30
2019-275C	Sylva Vista	Osceola	Matthew A. Rieger	H16 Sky Developer, LLC	E, Non-AJF	96	1,697,280	Y	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	148
2019-276C	South Broadway Apartments	Lee	Christopher Savino	South Broadway Apartments Developer, LLC; Judd Inc.	E, Non-AJF	84	1,600,000	Y	Y	K	N	N	N	10	0	Y	Y	Y	A	Y	117
2019-277C	AeroVie Crossings	Osceola	Christopher Savino	AeroVie Crossings Developer, LLC; Judd Real Estate Development, Inc.	F	89	1,700,000	Y	Y	K	N	Y	Y	10	0	Y	Y	Y	A	Y	94
2019-278C	Palm Court Senior Apartments	Flagler	William T. Fabrot	The Richman Group of Florida, Inc.	E, Non-AJF	74	1,275,000	Y	N	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	111

RFA 2018-110 - Board Approved Scoring Results

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2018-219C	Hibiscus Apartments Phase Two	Duval	Scott Zimmerman	BDG Office Apartments Developer, LLC ; Grand Koth Real Estate Development, Inc.	F	96	1,700,000	Y	Y	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	61	
2018-260C	Spring Cove	Sanford	Matthew A. Rieger	HTG Spring Cove Oper, LLC	F	80	1,245,818	Y	N	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	11	
2018-281C	2018-281C	Volusia	William T. Esch	HTG Richmond Group Of Florida, Inc.	F	107	1,700,000	Y	N	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	13	
2018-282C	Regency Terrace	Volusia	Matthew A. Rieger	HTG Bellview Developer, LLC	F	93	1,337,404	Y	N	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	32	
2018-283C	La Jeyette Park	Volusia	Matthew A. Rieger	HTG Lafayette Developer, LLC	F	90	1,557,280	Y	Y	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	1	
2018-284C	Serenity Terrace	Polk	Shaun Wilson	Blue Sky Communities LLC	F	98	1,700,000	Y	Y	Y	Y	Y	Y	20	0	Y	Y	Y	Y	A	Y	15	
2018-285C	Greenacres Cove	Polk	Shaun Wilson	Blue Sky Communities LLC	F, Non-AIF	94	1,650,000	Y	N	Y	Y	Y	Y	20	0	Y	Y	Y	Y	A	Y	16	
2018-286C	Bullfinch Bluffs	Polk	Shaun Wilson	Blue Sky Communities LLC	F	37	1,700,000	Y	N	Y	Y	Y	Y	20	0	Y	Y	Y	Y	A	Y	18	
2018-287C	Peonias Walkway	Polk	Shaun Wilson	Blue Sky Communities LLC	F	32	1,700,000	Y	N	Y	Y	Y	Y	20	0	Y	Y	Y	Y	A	Y	67	
2018-288C	Castellano Manor	Hernando	Jonathan L. Wolf	Crestfield Manor Developer, LLC	F, Non-AIF	66	1,683,000	Y	N	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	161	
2018-289C	Hatfield Court	Brevard	Matthew A. Rieger	HTG Harbor Developer, LLC	F	56	1,497,780	Y	N	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	165	
2018-290C	Wilkinson Preserve	Sumter	Jay P. Brock	Atlantic House Partners, L.L.P.; Southern Affordable Development, LLC.	F	96	1,505,701	Y	N	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	169	
2018-291C	Sunset Lake	Polk	Matthew A. Rieger	HTG Sunset Developer, LLC	F	84	1,495,130	Y	N	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	99	
2018-292C	Palm Trace	Volusia	Martin H. Patterson	HTG Palm Trace Developer, LLC	F	52	1,195,300	Y	Y	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	123	
2018-293C	Westbury Commons	Lee	Jonathan L. Wolf	Westbury Commons Property Developer, LLC	E, Non-AIF	76	1,600,000	Y	Y	Y	Y	Y	Y	10	0	Y	Y	Y	Y	D	Y	166	
2018-294C	Manure at Turf Creek	Brevard	Jay P. Brock	Atlantic House Partners, L.L.P.; Southern Affordable Development, LLC.	F	96	975,845	Y	Y	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	51	
2018-295C	Ashton Place	Polk	Shaun Wilson	Blue Sky Communities LLC	E, Non-AIF	80	1,575,000	Y	N	Y	Y	Y	Y	20	0	Y	Y	Y	Y	A	Y	17	
2018-296C	Victoria Crossing	Bay	Shaun Wilson	Blue Sky Communities LLC	F	86	1,700,000	Y	N	Y	Y	Y	Y	20	0	Y	Y	Y	Y	A	Y	69	
2018-297C	Cross Gardens	Brevard	Jonathan L. Wolf	Stafford Point Developer, LLC	F	86	1,575,000	Y	N	Y	Y	Y	Y	20	0	Y	Y	Y	Y	A	Y	178	
2018-298C	Stafford Point	Bay	Jonathan L. Wolf	Stafford Point Developer, LLC	F, Non-AIF	66	1,700,000	Y	N	Y	Y	Y	Y	20	0	Y	Y	Y	Y	A	Y	85	
2018-299C	Caribbean Terrace	Seminole	Jonathan L. Wolf	Caribbean Terrace Developer, LLC SHA Development, LLC	F	80	1,575,000	Y	N	Y	Y	Y	Y	20	0	Y	Y	Y	Y	A	Y	66	
2018-300C	Fulham Terrace	St. Lucie	Jonathan L. Wolf	Fulham Terrace Developer, LLC	E, Non-AIF	66	1,700,000	Y	N	Y	Y	Y	Y	20	0	Y	Y	Y	Y	A	Y	168	
2018-301C	The Atlantic at Viera	Brevard	Jay P. Brock	Atlantic House Partners, L.L.P.; Southern Affordable Development, LLC.	E, Non-AIF	98	1,646,216	Y	N	Y	Y	Y	Y	20	0	Y	Y	Y	Y	A	Y	153	
2018-302C	River Terrace	Citrus	Matthew A. Rieger	HTG River Bend Oper, LLC	F	98	1,697,280	Y	N	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	21	
2018-303C	CAMERON PRESERVE II APARTMENTS	Osceola	Debra R. Lawry	DRLCP DEVELOPER/PH 1 LLC	F	93	2,500,000	Y	N	Y	Y	Y	Y	10	0	Y	Y	Y	Y	A	Y	129	

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demol. Commitment	Total Units	Competitive HC Request Amt	Eligible For Funding?	Qualifies for the Elderly Age	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SBDN	Total Points	Operating/ Administering Exp	Proximity Funding Preference	Per Unit Construction	Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-307C	HARRIS PARK APARTMENTS	Alachua	Joseph W. Waterbury	JIMMY DEVELOPMENT LLC	F	72	1,450,000	Y	N	K	N	N	10	0	Y	Y	Y	Y	A	Y	13
2019-310C	Solomon Park	Lee	Matthew A. Hooper	HIG SOLUTION DEVELOPER, LLC	E, Non-A-F	46	1,387,260	Y	Y	Y	N	N	10	0	Y	Y	Y	Y	A	Y	151
2019-311C	The Belmont	Volusia	Matthew A. Hooper	HIG SOLUTION DEVELOPER, LLC	E, Non-A-F	56	1,457,280	Y	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	48
2019-312C	Massaline Memorial Homes	Day	Joseph T. Chapman, IV	Royal American Properties, LLC	F	103	1,700,000	Y	N	N	Y	Y	10	0	Y	Y	Y	Y	A	Y	61
2019-313C	Cypress Village	Volusia	Shawn Wilson	Royal American Properties, LLC	E, Non-A-F	58	1,679,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	128
2019-314C	Endline at Wildlife Beach	Polk	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-A-F	126	1,350,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	306
2019-315C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	E, Non-A-F	84	1,750,000	Y	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	35
2019-316C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	108	1,700,000	Y	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	117
2019-317C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	18
2019-318C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	E, Non-A-F	110	1,550,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	24
2019-319C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	59
2019-320C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	72
2019-321C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	169
2019-322C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	100
2019-323C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	15
2019-324C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	99
2019-325C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	185
2019-326C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	184
2019-327C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	100
2019-328C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	120
2019-329C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	57
2019-330C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	7
2019-331C	Blue Sky Communities LLC	Polk	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	135



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 Aff.	NP 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	Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2018-336C	Sealing Terrace	Seminole	Jonathan - Wolf	Jonathan - Wolf Sealing Terrace Developer, LLC	E, Non-Alt	84	1,700,000	Y	N	Y	N	N	20	0	0	Y	Y	Y	A	Y	179	
2018-336C	Ballard Park	Seminole	Jonathan - Wolf	Talland Park Developer, LLC/SHA Development, LLC	F, Non-Alt	82	1,573,000	Y	N	Y	N	N	20	0	0	Y	Y	Y	A	Y	179	
2018-336C	Austin Commons	Bay	Robert K. Trent	Austin Commons Developers, LLC	E, Non-Alt	80	1,700,000	Y	N	Y	N	N	20	0	0	Y	Y	Y	B	Y	179	
2018-336C	Walden Commons/Junior Living	Sumter	Jay P. Bruck	Affordable Housing Partners, LLC/PA; Southchum Affordable Development, LLC	F, Non-Alt	30	503,328	Y	N	Y	N	N	20	0	0	Y	Y	Y	A	Y	54	
2018-336C	The Venue at Mirra - Phase II	Brevard	Jay P. Bruck	Affordable Housing Partners, LLC/PA; Southchum Affordable Development, LLC	F	47	790,216	Y	Y	Y	N	N	20	0	0	Y	Y	Y	A	Y	187	
2018-337C	Thorton Place	Brevard	Jonathan L. Wolf	Affordable Housing Partners, LLC/PA; Southchum Affordable Development, LLC	F	80	1,700,000	Y	Y	Y	N	N	20	0	0	Y	Y	Y	A	Y	154	
2018-338C	Shannon Commons	Brevard	Grian M. McCasady	Shannon Place Developer, LLC	F	96	1,400,000	Y	N	Y	N	N	20	0	0	Y	Y	Y	A	Y	87	
2018-339C	New Life Estates	Marion	Benjamin Hepler	MVAI States Development LLC	F	55	1,697,260	Y	N	Y	Y	N	20	0	0	Y	Y	Y	A	Y	131	
2018-340C	Arbor Manor Phase I	Polk	Jonathan L. Wolf	New Life Estates Family Developer, LLC	F	100	1,700,000	Y	N	Y	N	N	20	0	0	Y	Y	Y	A	Y	88	
2018-341C	Arctic Manor - Arroyo Park	Bay	Benjamin Hepler	Polk County Housing Developers, etc.	F	88	1,700,000	Y	N	Y	N	N	20	0	0	Y	Y	Y	A	Y	130	
2018-342C	New Life Estates/Scotts	Polk	Matthew A. Weagar	Arctic Manor Developer, LLC	F	86	1,320,480	Y	N	Y	N	N	20	0	0	Y	Y	Y	A	Y	47	
2018-343C	The Venue at Town Center Apartments/Homas	Flagler	Matthew A. Weagar	ITG Fairway Park Developer, LLC	F	26	1,397,280	Y	Y	Y	N	N	20	0	0	Y	Y	Y	A	Y	20	
2018-344C	Wornton Commons	Seminole	James L. Dyal	New Life Estates Senior Developer, LLC	F	03	1,397,526	Y	Y	Y	N	N	20	0	0	Y	Y	Y	A	Y	74	
2018-346C	Palmetto	Polk	James L. Dyal	Affordable Housing Partners, LLC/PA; Southchum Affordable Development, LLC	F, Non-Alt	68	1,360,000	Y	N	Y	N	N	20	0	0	Y	Y	Y	A	Y	8	
2018-347C	Summit Senior Apartments	Polk	James L. Dyal	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	50	1,400,000	Y	N	Y	N	N	20	0	0	Y	Y	Y	A	Y	155	
2018-348C	Palm Marsh	Polk	James L. Dyal	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	80	1,400,000	Y	N	Y	N	N	20	0	0	Y	Y	Y	A	Y	170	
2018-349C	Greene Landings	Volusia	Brian Parent	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	20	0	0	Y	Y	Y	A	Y	46	
2018-350C	Beach Blue Apartments	Marion	Brian Parent	JPM Outlook LLC; Mitchell Hill Title Developers, LLC	F	92	1,595,000	Y	N	Y	N	N	20	0	0	Y	Y	Y	A	Y	54	
2018-351C	Spruce Creek Commons	Volusia	J. David Page	JPM Outlook LLC; Mitchell Hill Title Developers, LLC	F	106	1,580,000	Y	N	Y	N	N	20	0	0	Y	Y	Y	A	Y	105	



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 Amount	Eligible for Funding?	Qualifies for the Elderly Aff.	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
2018-352A	Bonnie Oak Apartments	Sarasota	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-A.F.	60	580,000	Y	N	N	N	20	0	Y	Y	N	A	N	48
2018-352B	Sebastian's Landing	Indian River	David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	300	1,500,000	Y	N	N	N	30	0	Y	Y	Y	A	Y	162
2018-352C	Pineview Terrace	Columbia	Brian Parent	JPM Outlook LLC, Timshel Hill Title Developers, LLC	F	81	1,215,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	77
2018-352D	Lakewood Village	Polk	Brian Parent	JPM Outlook LLC, Timshel Hill Title Developers, LLC	F, Non-A.F.	47	875,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	9
2018-352E	Grande Park Senior Apartments	Hernando	Brian Parent	JPM Outlook LLC, Timshel Hill Title Developers, LLC	E, Non-A.F.	90	1,489,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	142
2018-352F	The Points at Blairstone	Leon	Joseph F. Chapman, IV	Royal American Properties, LLC	F	102	1,595,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	90
2018-352G	Health Jones Place Apartments	Manatee	Erin Parent	JPM Outlook LLC, Timshel Hill Title Developers, LLC	F, Non-A.F.	82	1,059,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	129
2018-352H	Huntington Place	Lee	Brian Parent	JPM Outlook LLC, Timshel Hill Title Developers, LLC	F	96	870,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	88
2018-352I	Fountains at Kings Pointe	Flagler	Donald W. Paxton	BCP Development 18 LLC	F	120	1,668,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	16
2018-352J	Hillside Grove	Hernando	Brian Parent	JPM Outlook LLC, Timshel Hill Title Developers, LLC	F, Non-A.F.	82	1,089,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	10
2018-352K	Highline Apartment at The Falls at Tyndall	Bay	Michael Sroog	Qualitas Development Contractor	F	72	1,062,000	Y	Y	N	N	10	0	Y	Y	Y	A	Y	23
2018-352L	The Endurance Northshore	Bay	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-A.F.	102	1,695,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	189
2018-352M	Providence at Grande Oaks	Hernando	Brian Parent	JPM Outlook LLC, Timshel Hill Title Developers, LLC	F	80	1,400,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	5
2018-352N	Leinards West	St. Johns	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	N	10	0	Y	Y	Y	A	Y	45
2018-352O	Vistas at Southshore	Volusia	Dana J. W. Paxton	BCP Development 19 LLC	F	88	1,215,000	Y	N	N	N	20	0	Y	Y	Y	A	Y	82
2018-352P	Lordale 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	N	N	20	0	Y	Y	Y	A	Y	157
2018-352Q	Carrington Park	Volusia	Timothy M. Morgan	J.L. Florida Development, LLC	F	72	1,460,000	Y	N	N	N	20	0	Y	Y	Y	B	Y	28

**RFA 2018-110 - Board Approved Scoring Results**

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Term, Commitment	Total Units	Competitive HC Request Amt	Eligible For Funding?	Qualifies for the Elderly MFC	NP Goals?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SAPDA	Total Points	Operating/ Administering Exp	Priority Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
<b>Ineligible Applications</b>																				
2015-183C	Madison Terrace	Levy	Patrick E. Low	American Residential Communities, LLC SIX Affordable Development, LLC; DB Development Florida, LLC; CC MW Florida Holdings, Inc.	E, Non-MLF	85	1,550,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	156
2019-195C	Amarillis Park Place II	Sarasota	Joseph Chambers		F	80	1,620,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	40
2019-198C	Jincoir Village Apartments	Manatee	Richard L. Higgins	Norstar Development USA, LP	F	50	1,600,000	N	Y	N	Y	N	20	0	Y	Y	Y	A	Y	90
2019-208C	Acropolis at the	Bay	William A. Vancil	IRS Dev Co. Inc.	F	102	1,700,000	N	Y	N	Y	Y	20	0	Y	Y	Y	A	Y	143
2019-240C	The Villas at Meadowcrest*	Citrus	Matthew A. Zinger	ITC Meadowcrest Residential, L.C.	E, Non-MLF	95	1,900,000	N	Y	Y	N	Y	20	0	Y	Y	Y	B	Y	160
2019-241C	The Hills II*	St. Lucie	Matthew A. Zinger	HTG Hills II Developer, LLC	F, Non-MLF	83	1,300,000	N	N	Y	N	N	20	0	Y	Y	Y	A	Y	168
2019-287C	Bergton Farms*	Citrus	Matthew A. Zinger	HTS Bergton Developer, LLC	F	95	1,300,000	N	N	Y	Y	N	10	0	Y	Y	Y	A	Y	63
2019-292C	Cardinal Oaks	Citrus	Paul McDonald Rhucus	Victus Development, LLC; ACC Communities, LLC	Non-MLF	120	1,695,000	N	N	N	Y	N	10	0	Y	Y	Y	A	Y	141
2019-293C	East Peckle Place Phase II	Levy	A. Berno Mills, Jr.	East Home Phase Two Developer, LLC	F	54	1,230,000	N	N	Y	N	N	10	0	Y	Y	Y	A	Y	144
2019-354C	Wootenville Apartments	Levy	Brian Harant	WPM Development LLC; Outlook Development LLC	F	32	520,000	Y	N	Y	N	N	10	0	Y	Y	Y	B	Y	67

\*HC Request Amount was adjusted during scoring. This also affected the Cumulative Funding per second.

\*\*Correction on funding amount as it was adjusted during scoring.

On May 17, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 218.17(3), Fla. Stat., Rule Chapter 2B-1.0, F.A.C., and Rule 67-80.001, F.A.C., Failure to file a protest within the time described in Section 218.17(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 140, Fla. Stat.

RFA 2018-110 - Board Approved Preliminary Awards

Total HC Available for RFA	14,397,104.06
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	Denial Explanation	Total Units	Competitive IIC Request Amount	Qualifies for the Elderly ACF Goal?	Qualifies for the NP Goals?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADA Funding Goal?	Local Events	Operating/ Administrative Expenses	Proximity Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Funding Preference	Leavering Classification	Florida Job Creation Preference	Lottery Number
2019-297C	Orbits at Renaissance Preserve**	Essex	Elbert Perry	Integral Development, LLC Housing for Urban Co. minor, Inc., LLC	AJF	124	2,700,000	Y	N	N	N	28	18	Y	Y	NC	Y	NC	Y	A	Y	2
2019-303C	Deer Creek Senior Housing	Alachua	Steven C. Kirk	Rivers Neighborhood Incorporated, Neighborhood Housing and Development	E, Non-AJF	67	1,250,000	N	Y	Y	N	0	0	Y	Y	NC	Y	NC	Y	A	Y	3

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

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Denial Explanation	Total Units	Competitive IIC Request Amount	Qualifies for the Elderly ACF Goal?	Qualifies for the NP Goals?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADA Funding Goal?	Local Events	Operating/ Administrative Expenses	Proximity Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Funding Preference	Leavering Classification	Florida Job Creation Preference	Lottery Number
2019-190C	Orbit Village	Polk	Orbit Sol	Orbit Sol	E, Non-AJF	102	1,225,000	N	N	Y	N	0	0	Y	Y	NC	Y	NC	Y	A	Y	2
2018-316C	Summit at Plaza	Volusia	William Wilson	Blue Sky Communities, LLC	F	92	1,500,000	N	N	Y	N	0	0	Y	Y	NC	Y	NC	Y	A	Y	12

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

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Denial Explanation	Total Units	Competitive IIC Request Amount	Qualifies for the Elderly ACF Goal?	Qualifies for the NP Goals?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADA Funding Goal?	Local Events	Operating/ Administrative Expenses	Proximity Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Funding Preference	Leavering Classification	Florida Job Creation Preference	Lottery Number
2019-203C	Jeffrey Park	Volusia	James S. Hoover	VC Development, Inc.	F	95	1,580,000	N	N	Y	N	0	0	Y	Y	NC	Y	NC	Y	A	Y	3

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 Developers	Denial Explanation	Total Units	Competitive IIC Request Amount	Qualifies for the Elderly ACF Goal?	Qualifies for the NP Goals?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADA Funding Goal?	Local Events	Operating/ Administrative Expenses	Proximity Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Funding Preference	Leavering Classification	Florida Job Creation Preference	Lottery Number
2019-203C	Jeffrey Park	Volusia	James S. Hoover	VC Development, Inc.	F	95	1,580,000	N	N	Y	N	0	0	Y	Y	NC	Y	NC	Y	A	Y	3
2019-203C	Jeffrey Park	Volusia	James S. Hoover	VC Development, Inc.	F	95	1,580,000	N	N	Y	N	0	0	Y	Y	NC	Y	NC	Y	A	Y	3

Additional Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Denial Explanation	Total Units	Competitive IIC Request Amount	Qualifies for the Elderly ACF Goal?	Qualifies for the NP Goals?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADA Funding Goal?	Local Events	Operating/ Administrative Expenses	Proximity Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Funding Preference	Leavering Classification	Florida Job Creation Preference	Lottery Number
2019-304C	Promenade at Grand Park	DeSoto	Brian Bacon	JPM Outlook LLC, Tinsal Hill Title Developers, LLC	F	80	1,500,000	N	N	Y	N	0	0	Y	Y	NC	Y	NC	Y	A	Y	5
2019-305C	Norton Commons	Seminole	James F. Dye	Norton Commons Development, LLC	E, Non-AJF	58	1,560,000	N	N	Y	N	0	0	Y	Y	NC	Y	NC	Y	A	Y	8
2019-306C	HARBOR PARC APARTMENTS	Polk	Joseph M. Harbury	IMW AP DEVELOPMENT LLC	F	77	1,450,000	N	N	Y	N	0	0	Y	Y	NC	Y	NC	Y	A	Y	11
2019-317C	Wildwood Preserve Senior Living	Sumter	Way P. Brock	Wildwood Senior Living Partners, LLC, Southwood Affordable Development, LLC	E, Non-AJF	30	500,000	N	Y	N	N	0	0	Y	Y	NC	Y	NC	Y	A	Y	56

In March 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's matter and staff recommendation to select the above Applications for funding and to enter credit underwriting.

Any successful Applicant will be a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule 120.57(3), Fla. Stat., and Rule 17-60.002, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

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

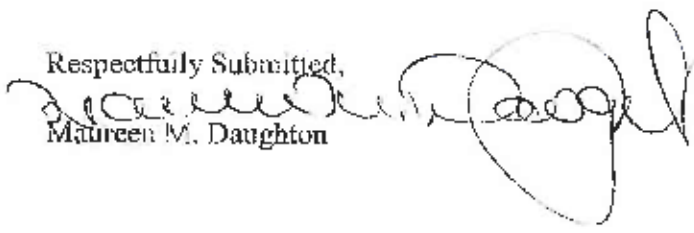
Ms. Ana McGlamory ([Ana.McGlamory@Floridahousing.org](mailto:Ana.McGlamory@Floridahousing.org))  
Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough, Suite 5000  
Tallahassee, Florida 32301

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

Dear Corporation Clerk:

On behalf of Applicant, HITG Spring, LLC, Application No. 2019-280C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2018-110 posted by Florida Housing Finance Corporation on March 22, 2019 at 10:44 a.m., concerning *Housing Credit Financing for Affordable Housing Developments located in Medium Counties*. (See Attached).

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

Respectfully Submitted,  
  
Maureen M. Daughton

cc: Hugh Brown, General Counsel

- Exhibit B -

RFA 2018-110 - Board Approved Scoring Results

App Ranking Number	Name of Development	County	Name of Authorized Representative	Name of Developers	Demo. Commitment	Total Units	Competitive TIC Request Amt.	Eligible For Funding?	Qualifies for the Elderly Act?	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA	Total Points	Operating/ Advertising Exp.	Proximity Funding Preference	Per Unit Construction	Funding Preference	Development Category	Leasing Preference	Leasing Classification	Arts/Job Creation Preference	Lottery Number
Eligible Applications																						
2019-179C	Melton Farms	Clay	James R. Hoover	TVC Development, Inc.	E. Non-AIF	98	1,532,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	Y	174
2019-180C	Armiton Meadows	Clay	James R. Hoover	TVC Development, Inc.	E. Non-AIF	96	1,536,000	Y	N	N	Y	N	10	0	Y	Y	Y	Y	A	Y	Y	163
2019-181C	Madison Plaza	Lee	Patrick E. Law	American Residential Communities, LLC	E. Non-AIF	70	1,574,000	Y	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	Y	57
2019-182C	Tori Meadows	Alachua	James R. Hoover	TVC Development, Inc.	E. Non-AIF	81	1,656,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	B	Y	Y	59
2019-184C	Madison Cove	Volusia	Patrick E. Law	American Residential Communities, LLC	E. Non-AIF	74	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	Y	177
2019-185C	Madison Trails	Brevard	Patrick E. Law	American Residential Communities, LLC	E. Non-AIF	86	1,700,000	Y	N	N	Y	N	10	0	Y	Y	Y	Y	A	Y	Y	107
2019-187C	Venice Pointe	Sarasota	Oscar A. Sol	Venice Pointe Dev. LLC, CG Real Estate Ventures, LLC	E. Non-AIF	88	1,699,711	Y	N	A	Y	N	10	0	Y	Y	Y	Y	B	Y	Y	6
2019-188C	Sweetwater Village	St. Lucie	Oscar A. Sol	Sweetwater Village Dev. LLC, CG Real Estate Ventures, LLC	E. Non-AIF	110	1,699,000	Y	N	V	N	N	10	0	Y	Y	Y	Y	A	Y	Y	104
2019-189C	Beachwood Village	St. Lucie	Oscar A. Sol	Beachwood Village Dev. LLC, CG Real Estate Ventures, LLC	E. Non-AIF	100	1,699,700	Y	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	Y	88
2019-190C	Madison Village	Polk	Oscar Sol	Jeisy Gardens Dev. LLC	E. Non-AIF	102	1,700,000	Y	N	N	Y	N	10	0	Y	Y	Y	Y	A	Y	Y	2
2019-191C	Medwellbrook Commons	Franklin	Scott Zimmerman	BDS Meadowbrook Commons Developer, LLC, Spaces Meadowbrook Commons Developer, LLC	F	96	1,700,000	Y	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	Y	75
2019-192C	Harmony at Manitor	Polk	Robert B. Coala, III	Timcho Hill Title Developers, LLC, Barona Foundation P., Development, LLC, JPM Outlook LLC	E. Non-AIF	72	1,395,000	Y	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	Y	83
2019-193C	The Reservoir at Bayshore	Lee	Alan Reppert, III	South Creek Ventures, LLC, Gateway Florida Development, LLC, CRM Florida Development, LLC	F. Non-AIF	75	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	Y	65
2019-194C	Harmony at Citrus Hills	Citrus	Robert B. Coala, III	TimePac Hill Title Developers, LLC, Banyan Foundation H. Development, LLC, JPM Outlook LLC	E. Non-AIF	96	1,700,000	Y	Y	Y	Y	N	10	0	Y	Y	Y	Y	A	Y	Y	125
2019-195C	Roosevelt Manor	Polk	William Schneider	806 Roosevelt Manor Developer, LLC, Powers Roosevelt Manor Developer, LLC	E. Non-AIF	90	1,700,000	Y	Y	Y	Y	N	10	0	Y	Y	Y	Y	A	Y	Y	145
2019-196C	The Villages at Cortez	Hernando	William Schneider	Turnstone Development Corporation	E. Non-AIF	91	1,700,000	Y	N	Y	Y	N	10	0	Y	Y	Y	Y	A	Y	Y	109
2019-197C	Chick's at Rana Ranch Preserve	Lee	Robert L. Perry	Integral Development, LLC, Housing for Urban Communities, LLC	AIF	174	1,700,000	Y	Y	Y	Y	Y	26	56	Y	Y	Y	Y	A	Y	Y	32
2019-198C	Bayside Parcels	Osceola	Michael Lebert	The Michaels Development Company, LP, Bayside Development of Fort Walton, LLC, South Creek Ventures, LLC, Gateway Florida Development, LLC, CWV Ro-39 Development, LLC	F	81	1,700,000	Y	N	N	Y	N	10	0	Y	Y	Y	Y	A	Y	Y	172
2019-199C	The Reserve at Ocala	Manatee	Allen Reppert	Timcho Hill Title Developers, LLC, JPM Outlook LLC	F	70	1,400,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	Y	190
2019-200C	Tranquility at Lake Mary	Seminole	Todd M. Witold	Outlook LLC	F	70	1,400,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	Y	76

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demo. Commitment	Total Units	Complete etc Request Am	Eligible For Funding?	Qualifies for the Elderly Act	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA	Total Points	Operating/ Advertising Exp	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2018-2101	Wesley House	Volusia	Darren Smith	New Smyrna Beach Redevelopment Partners, LLC; NSSBDC Developer, LLC	F, Non-A/F	55	1,650,000	Y	N	Y	N	N	13	0	Y	Y	Y	A	Y	111
2018-2102	Tranquility at Brackville	Hernando	Robert B. Coats, III	Timber Hill Tide Developers, LLC; Silver Foundation FL Development, LLC; JRA GUTROK LLC	F	67	2,300,000	Y	N	Y	N	N	13	0	Y	Y	Y	A	Y	44
2018-2103	Harmony at Mount Dora	Lake	Robert B. Coats, III	Timber Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JRA GUTROK LLC	L, Non-A/F	56	1,700,000	Y	N	Y	N	N	13	0	Y	Y	Y	A	Y	115
2018-2104	Tranquility at Lakeland	Polk	Todd W. Wigot	Timber Hill Tide Developers, LLC; JRA GUTROK LLC	F	65	1,600,000	Y	N	Y	N	Y	11	0	Y	Y	Y	A	Y	176
2018-2105	The Reserve at Mount Dora	Lake	Allen Rapchinski	Coastal Creek Ventures, LLC; Gateway Florida Development, LLC; CRN Florida Development, LLC	F, Non-A/F	54	1,750,000	Y	N	Y	N	N	11	0	Y	Y	Y	A	Y	115
2018-2106	Harmony at Bayshore	Levy	Robert B. Coats, III	Timber Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JRA GUTROK LLC	E, Non-A/F	75	1,400,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	45
2018-2107	Over Creek Senior Housing	Alachua	Steven C. Rink	Rural Marketbarns, Incorporated	F, Non-A/F	57	1,700,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	4
2019-2108	Harmony at Pinegrove	Alachua	Robert B. Coats, III	Timber Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JRA GUTROK LLC	E, Non-A/F	85	1,500,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	13
2019-2109	Tanager Court	Duval	Dominico Sanchez	DBR Development, LLC	E, Non-A/F	88	1,600,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	44
2019-2110	Seville Pointe	Sumter	Dominico Sanchez	DBR Development, LLC	F	88	1,600,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	134
2019-2111	White Dove Court	Orange	Dominico Sanchez	DBR Development, LLC	E, Non-A/F	88	1,650,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	22
2019-2112	Tranquility at Ocala	Marion	Todd W. Wigot	Timber Hill Tide Developers, LLC; JRA GUTROK LLC	F	91	1,700,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	175
2019-2113	The Reserve at Lake and	Polk	Allen Rapchinski	South Creek Ventures, LLC; Gateway Florida Development, LLC; CRN Florida Development, LLC	F	93	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	95
2019-2114	Redeemer Park	Hernando	Jonathan L. Wolf	Redeemer Park Developer, LLC	E, Non-A/F	84	1,655,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	73
2019-2115	Concord Apartments	Levy	Donald W. Paxton	BCP Development 18 LLC	F	92	1,475,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	49
2019-2116	Oaks at Sunburst	Pasco	Donald W. Paxton	BCP Development 18 LLC	-	92	1,475,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	31
2019-2117	Madison Park	Alachua	Patrick E. Law	American Residential Communities, LLC	E, Non-A/F	80	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	37



RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Perio. Commitment	Total Units	Competitive MC Request Amt.	Eligible For Funding?	Quotient for the Elderly Aff.	MF Goals?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADBQ	Funding Goals?	Total Points	Operating/ Administering Exp.	Priority Funding Preference	Per Unit Construction	Funding Preference	Development Category	Funding Preference	Levying Classification	Florida Job Creation Preference	Lobby Number
2018-220C	Oaks at Green Bay Apartments	Polk	Donald W. Jackson	RCP Development, LLC	F	72	1,300,000	Y	4	N	Y	N	Y	26	0	Y	Y	Y	Y	A	Y	131	
2018-221C	Kings Road Apartments	Polk	William T. Frabert	The Richman Group of Florida, Inc. Southport Development, Inc. a WA corporation doing business in FL as	F, Non-AIF	84	1,250,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	132	
2018-222C	Kings Road Apartments	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as	F	104	1,620,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	133	
2018-223C	SL Peter Cove Plaza	Polk	Eric C. Miller	National Development of America, Inc.; St. Peter Development, Inc.	F	60	1,550,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	134	
2018-224C	Manzanita Street	Polk	Patrick F. Law	Artisan Residential Communities, LLC	E, Non-AIF	78	1,700,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	135	
2018-225C	Orchard Village	Polk	William A. Stankal	IFS Dev. Co., Inc.	E, Non-AIF	70	1,175,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	136	
2018-226C	Palmer Park	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as	F	208	1,680,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	137	
2018-227C	Palm Beach	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as	F	108	1,680,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	138	
2018-228C	Magnolia Senior	Polk	James S. Gaultley	New Mirasole Housing Partners, LLC	E, Non-AIF	110	1,700,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	139	
2018-229C	Ocala Estate	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as	E, Non-AIF	104	1,650,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	140	
2018-230C	Oswego Ridge	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as	F	75	1,400,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	141	
2018-231C	Baywood Lane	Polk	Matthew A. Page	HTS Baywood Cove Developer, LLC	F	78	1,689,324	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	142	
2018-232C	Earle F. White	Polk	Domingo Sanchez	OLSK Development, LLC	F	62	1,750,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	143	
2018-233C	Sugar Mill Oaks	Polk	Matthew A. Page	HTS Baywood Cove Developer, LLC	E, Non-AIF	98	1,697,280	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	144	
2018-234C	Lakeside Terrace Senior Apartments Phase II	Polk	Debra Smith	Pantheon Development Group, LLC; Winona Haven Housing Cooperative Services, Inc.	E, Non-AIF	81	1,446,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	145	
2018-235C	Village at Academy Place	Polk	James Smith	Pantheon Development Group, LLC; SOHA Developer, LLC	F	60	1,070,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	B	Y	146	
2018-236C	Grove Manor Phase I	Polk	James Smith	Pantheon Development Group, LLC; LWHA Development, LLC	F	85	1,460,000	Y	4	N	N	N	Y	10	0	Y	Y	Y	Y	B	Y	147	



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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 ALF?	NP Goals	Local Government Area of Opportunity Goals	Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Operational/ Administering CM	Proximity Funding Preference	Per Unit Construct on Funding Preference	Development Category Funding Preference	Levying Classification	Florida Job Creation Preference	Lottery Number
2018-237C	Sunrise Park Phase II	Polk	Darren T. Yeh	Hammer Development Comp. LLC, LWHA Development, LLC	F	74	1,876,000	Y	N	N	N	Y	0	0	Y	Y	Y	Y	Y	53
2018-238C	Oak Valley	Manion	Matthew A. Riegler	HTG Oak Valley Properties, LLC	F	98	1,687,280	Y	N	Y	N	N	0	0	Y	Y	Y	A	Y	71
2018-239C	Cystal Lake Estates	Polk	Matthew A. Riegler	HTG Crystal Lake Developer, LLC	L, Non-A-F	96	1,657,280	Y	N	Y	N	N	0	0	Y	Y	Y	A	Y	46
2018-240C	Rowen Gardens	Polk	Matthew A. Riegler	HHS Rowen Gardens Developer, LLC	F	80	1,697,280	Y	N	N	N	Y	0	0	Y	Y	Y	A	Y	41
2018-241C	Peculier Senior Apartments	Bay	Darald W. Paxton	BCP Development 18 LLC	L, Non-A-F	120	1,666,300	Y	N	N	N	N	0	0	Y	Y	Y	Y	Y	128
2018-242C	Madison Trails	Osceola	Patrick E. Jaw	American Residential Communities, LLC	E, Non-A-F	78	1,700,300	Y	N	N	N	N	0	0	Y	Y	Y	A	Y	166
2018-243C	London Cove	Clay	James R. Hoover	TVC Development, Inc.	F	88	1,430,300	Y	N	N	N	Y	0	0	Y	Y	Y	A	Y	180
2018-244C	McGowan Oaks	Osceola	Patrick E. Jaw	American Residential Communities, LLC	E, Non-A-F	78	1,700,000	Y	N	N	N	N	0	0	Y	Y	Y	A	Y	68
2018-245C	Valencia Grove II	Leak	Matthew A. Riegler	HTG Valencia # Developer, LLC	F, Non-A-F	90	1,697,280	Y	N	Y	Y	N	0	0	Y	Y	Y	A	Y	71
2018-246C	Oak Forest	Charlotte	Matthew A. Riegler	HTG Oak Forest Developer, LLC	F	90	1,697,280	Y	N	N	N	Y	0	0	Y	Y	Y	A	Y	149
2018-247C	Greys Villas	Polk	Matthew A. Riegler	HTG Greys Villas Developer, LLC	L, Non-A-F	96	1,697,280	Y	N	Y	Y	N	0	0	Y	Y	Y	A	Y	51
2018-248C	The Villas of Pulte Gardens III	Charlotte	Richard L. Higgins	Norstar Deve Opment USA, LP; Pulte Gardens Developers, LLC	F	56	1,110,800	Y	N	N	Y	N	0	0	Y	Y	Y	A	Y	23
2018-249C	Princeton Hills Apartments	Leak	Donald W. Paxton	BCP Development 18 LLC	F	86	1,195,000	Y	N	N	N	Y	0	0	Y	Y	Y	A	Y	167
2018-250C	Greystone Village	Polk	William A. Markel	JRS Dev Co, Inc.	E, Non-A-F	84	1,701,800	Y	N	N	N	N	0	0	Y	Y	Y	A	Y	119
2018-251C	Twin Lakes Estates Phase II	Polk	Matthew A. Riegler	HTG Twin Lakes III Developer, LLC, Polk County Housing Developers, Inc.	F	86	1,520,180	Y	N	Y	Y	N	0	0	Y	Y	Y	A	Y	76
2018-252C	Marie Creek	Clay	James R. Hoover	TVC Development, Inc.	F	96	1,586,800	Y	N	N	N	Y	0	0	Y	Y	Y	A	Y	3
2018-253C	The Villas at Wildwood	Sumter	Matthew A. Riegler	HTG Wildwood Developer, LLC	F, Non-A-F	90	1,597,280	Y	N	Y	N	N	0	0	Y	Y	Y	A	Y	167
2018-254C	Painton Pines Apartments	Escambia	Renee Sance	The Pines Foundation, Inc.	F	72	1,193,000	Y	N	Y	N	N	0	0	Y	Y	Y	A	Y	171
2018-255C	Oak Hills	Manion	Matthew A. Riegler	HTG Oak Hills Developer, LLC	E, Non-A-F	64	1,181,260	Y	N	Y	N	N	0	0	Y	Y	Y	A	Y	115
2018-256C	WPC Pavilion Court	Osceola	Jonathan Sanchez	WPC Development, LLC	E, Non-A-F	88	1,720,000	Y	N	N	N	N	0	0	Y	Y	Y	A	Y	141
2018-257C	Palms at Mile Terrace	Polk	James B. Insaver	TVC Development, Inc.; HTG Developer, LLC	E, Non-A-F	91	1,580,000	Y	N	Y	N	N	0	0	Y	Y	Y	A	Y	188

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Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developer	Dem. Commitment	Total Units	Can justify HC Request Am	Eligible for Funding?	Qualifies for the Elderly Affe	MF Goals?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SBDG Funding Goal?	Total Points	Operating/ Administering Ex	Proximity Funding Preference	Best Unit Construction Funding Preference	Development Category	Averaging Classification	Florida Job Creation Preference	Lottery Number
2018-265C	The Plaza	St. Lucie	Matthew A. Rieger	HTG Isis Developer, LLC	F	95	1,050,000	Y	N	Y	N	Y	10	0	Y	Y	Y	C	Y	17
2018-266C	The Plaza Apartments	Manatee	Robert E. Ansley	HTG Honda Development, LLC	F	90	1,700,000	Y	N	Y	N	Y	10	0	Y	Y	Y	D	Y	170
2018-267C	The Plaza at Tran Center	Flagler	Matthew A. Rieger	HTG Fires Developer, LLC	F	100	1,697,280	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	114
2018-268C	Sandpiper Court	St. John	Joseph Sanchez	HTG Isis Developer, LLC	Y, Non-A-F	84	1,730,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	Y
2018-269C	Arbours at Moorwood I	Washoe	Samuel Hays	Minor Valley Development, LLC/Archus Housing Developer, LLC	F	95	1,710,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	37
2018-270C	Golf Villas	Manatee	Matthew A. Rieger	HTG Isis Developer, LLC	F	88	1,555,940	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	12
2018-271C	Bella Vista	Lee	Matthew A. Rieger	HTG Isis Developer, LLC	F	95	1,697,330	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	138
2018-272C	The Address - Phase 1	Manatee	Matthew A. Rieger	HTG Isis Developer, LLC	F	65	1,429,478	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	124
2018-273C	Cypress Ridge	Hernando	Matthew A. Rieger	HTG Cypress Developer, LLC	C, Non-A-F	96	1,697,280	Y	N	Y	N	Y	11	0	Y	Y	Y	A	Y	42
2018-274C	Orchid Lake	Brevard	Matthew A. Rieger	HTG Orndal Lakes Developer, LLC	B, Non-A-F	96	1,697,280	Y	N	Y	N	Y	11	0	Y	Y	Y	A	Y	139
2018-275C	Grand Oaks	Bay	Matthew A. Rieger	HTG Grand Oaks Developer, LLC	C	90	1,591,210	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	27
2018-276C	Savanna Isles	Polk	Matthew A. Rieger	HTG Savanna Isles Developer, LLC	B, Non-A-F	78	1,680,324	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	177
2018-277C	The Fountains at Hidden Falls	Orlando	Matthew A. Rieger	HTG Hidden Falls Developer, LLC	E, Non-A-F	100	1,700,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	142
2018-278C	Palms at Vista	Bay	Ronald Santell	The Palm Foundation, Inc.	F	80	1,225,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	69
2018-279C	Arbours at Cross Canal	Lee	Sam Johnson	Arbours Valley Development, LLC	F	72	1,374,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	181
2018-280C	The Manor	Escambia	William T. Toab	The Manor Group of Florida, Inc.	F	75	1,225,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	30
2018-281C	5th Links	Osceola	Matthew A. Rieger	HTG Isis Developer, LLC	C, Non-A-F	96	1,597,280	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	148
2018-282C	South Broadway Apartments	Lee	Christopher Seino	South Broadway Apartments Developer, LLC/John Paul Plaza Development, LLC	C, Non-A-F	84	1,780,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	117
2018-283C	Aero Via Crossings	Osceola	Christopher Seino	Aero Via Crossings Developer, LLC/John Paul Plaza Development, LLC	F	89	1,700,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	94
2018-284C	Fair Creek Senior Apartments	Flagler	William T. Toab	The Fair Creek Group of Florida, Inc.	F, Non-A-F	74	1,275,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	111

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 Request Amt.	Eligible For Funding?	Qualifies for the Thirty A/F	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SANDA Funding Goal?	Total Points	Operating/ Administering Proj.	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category	Funding Preference	Low-lying Classification	Florida Job Creation Preference	Lottery Number
2018-279C	Hibiscus Apartments Phase Two	Osceola	Scott Zimmelman	BCC Orchid Apartments Developer, LLC Public Bath Real Estate Development, Inc.	F	96	1,700,000	Y	Y	N	Y	N	67	0	X	X	Y	Y	Y	Y	31
2019-280C	Spring Cove	Osceola	Matthew A. Reizer	HTC Spring Development, LLC	F	92	1,256,818	Y	Y	Y	Y	N	70	0	Y	Y	Y	Y	Y	Y	14
2019-281C	Bell & Vine	Volusia	William T. Faber	The Sherman Group of Florida, Inc.	F	102	1,700,000	Y	Y	N	Y	N	10	0	Y	Y	Y	Y	Y	Y	151
2019-282C	Bellvue Terrace	St. Johns	Matthew A. Reizer	HTC Bellvue Development, LLC	F	95	1,591,200	Y	Y	Y	Y	Y	10	0	X	Y	Y	Y	Y	Y	57
2019-283C	LeVelle Park	Deer	Matthew A. Reizer	HTC LeVelle Development, LLC	F	95	1,697,280	Y	Y	Y	Y	Y	10	0	X	Y	Y	Y	Y	Y	1
2019-284C	Ganada Terrace	Polk	Sharon Wilson	Blue Sky Communities, LLC	F	88	1,700,000	Y	Y	N	Y	Y	10	0	Y	Y	Y	Y	Y	Y	154
2019-285C	Ganada Cove	Polk	Sharon Wilson	Blue Sky Communities, LLC	F, Non-A/F	84	1,650,000	Y	Y	N	Y	Y	10	0	Y	Y	Y	Y	Y	Y	183
2019-286C	Gulfview Place	Polk	Sharon Wilson	Blue Sky Communities, LLC	F	92	1,700,000	Y	Y	N	Y	Y	10	0	Y	Y	Y	Y	Y	Y	189
2019-287C	Palmetto Parkway	Polk	Sharon Wilson	Blue Sky Communities, LLC	F	92	1,700,000	Y	Y	N	Y	Y	10	0	Y	Y	Y	Y	Y	Y	62
2019-288C	Central Commons	Hernando	Jonathan L. Wolf	Central Commons Development, LLC	F, Non-A/F	86	1,685,000	Y	Y	N	Y	Y	10	0	Y	Y	Y	Y	Y	Y	161
2019-289C	Embury Place	Brevard	Matthew A. Reizer	HTC Embury Development, LLC	F	96	1,697,280	Y	Y	Y	Y	Y	10	0	Y	Y	Y	Y	Y	Y	165
2019-290C	Wildwood Preserve Apartment Homes	Sumter	Jay S. Buck	Atlantic Midland Partners, L.L.P.; Southern Affordable Development, LLC	F	96	1,585,701	Y	Y	Y	Y	Y	10	0	Y	Y	Y	Y	Y	Y	140
2019-291C	Windsor Lake	Polk	Matthew A. Reizer	HTC Windsor Development, LLC	F	84	1,495,120	Y	Y	Y	Y	Y	11	0	Y	Y	Y	Y	Y	Y	99
2019-292C	Palm Trace	Volusia	Marvin H. Peterson	Hallmark Development Partners, LLC	F	60	1,195,000	Y	Y	N	Y	Y	11	0	Y	Y	Y	Y	Y	Y	129
2019-293C	Westbury Commons	Dee	Jonathan L. Wolf	Westbury Commons Property Developer, LLC	F, Non-A/F	76	1,600,000	Y	Y	N	Y	Y	11	0	Y	Y	Y	Y	Y	Y	196
2019-294C	Venue at Turtle Creek Apartment Homes	Brevard	Jay S. Buck	Atlantic Midland Partners, L.L.P.; Southern Affordable Development, LLC	F	58	975,945	Y	Y	N	Y	Y	11	0	Y	Y	Y	Y	Y	Y	31
2019-295C	Avon Place	Polk	Sharon Wilson	Blue Sky Communities, LLC	F, Non-A/F	80	1,575,000	Y	Y	N	Y	Y	11	0	Y	Y	Y	Y	Y	Y	17
2019-296C	Victoria Crossing	Bay	Sharon Wilson	Blue Sky Communities, LLC	F	56	1,000,000	Y	Y	N	Y	Y	11	0	Y	Y	Y	Y	Y	Y	89
2019-297C	Crus Gardens	Brevard	Sharon Wilson	Blue Sky Communities, LLC	F	56	1,575,000	Y	Y	N	Y	Y	11	0	Y	Y	Y	Y	Y	Y	126
2019-298C	Stafford Point	Bay	Jonathan L. Wolf	Stafford Point Developer, LLC	F, Non-A/F	86	2,700,000	Y	Y	N	Y	Y	11	0	Y	Y	Y	Y	Y	Y	83
2019-299C	Caribbean Terrace	Seminole	Jonathan L. Wolf	Caribbean Terrace Developer, LLC, SHA Development, LLC	F	80	1,561,200	Y	Y	Y	Y	Y	11	0	Y	Y	Y	Y	Y	Y	88
2019-300C	Palham Terrace	St. Lucie	Jonathan L. Wolf	Palham Terrace Developer, LLC	F, Non-A/F	86	2,700,000	Y	Y	N	Y	Y	11	0	Y	Y	Y	Y	Y	Y	158
2019-301C	The Venue at Vero	Brevard	Jay S. Buck	Atlantic Midland Partners, L.L.P.; Southern Affordable Development, LLC	F, Non-A/F	88	1,654,876	Y	Y	Y	Y	Y	11	0	Y	Y	Y	Y	Y	Y	145
2019-302C	River Terrace	Citrus	Matthew A. Reizer	HTC River Development, LLC	F	56	1,597,280	Y	Y	N	Y	Y	11	0	Y	Y	Y	Y	Y	Y	21
2019-303C	CAVERON RESERVE II APARTMENTS	Osceola	Eric P. Flowers	DR. OP II DEVELOPMENT, LLC	F	80	1,633,000	Y	Y	N	Y	Y	11	0	Y	Y	Y	Y	Y	Y	159

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developer	Demo. Commitment	Total Units	Competitive ITC Request Amt.	Eligible for Funding?	Qualifies for the Equity AIF?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA Funding Goal?	Total Points	Expanding/ Administering Exp.	Proximity Funding Preference	Recruit Construction Funding Preference	Development Category	Funding Classification	Florida Job Creation Preference	Lottery Number
2018-3001	HARRISON PARK APARTMENTS	Alachua	Joseph M. MacFarland	ROYAL OPPORTUNITIES LLC	F	72	1,450,000	Y	N	N	N	10	D	Y	Y	Y	A	Y	12
2018-3002	Salem Park	Levy	Matthew A. Beger	HTG Soliman Developer, LLC	F, Non-AIF	96	1,697,280	Y	N	N	N	10	D	Y	Y	Y	A	Y	151
2018-3003	The Belmont	Levy	Matthew A. Beger	HTG Belmont Developer, LLC	F, Non-AIF	96	1,697,280	Y	N	F	N	10	D	Y	Y	Y	A	Y	86
2018-3004	Melissa Memorial Homes	Bay	Jason F. Cheatham, IV	Royal American Properties, LLC	F	106	1,700,000	Y	N	F	N	10	Q	Y	Y	Y	A	Y	57
2018-3005	Cypress Village	Levy	Shaun Wilson	Blue Sky Communities LLC, CASL Developer, LLC	F	95	1,700,000	Y	N	Y	Y	10	Q	Y	Y	Y	A	Y	150
2018-3006	Freddie at Middle Beach	Bay	Joseph F. Cheatham, IV	Royal American Properties, LLC	F, Non-AIF	99	1,675,000	Y	Y	F	N	10	D	Y	Y	Y	A	Y	128
2018-3007	Heath Brook Falls Senior Apartments	Marion	Donald W. Faxon	3CP Development LLC	E, Non-AIF	100	1,500,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	100
2018-3008	The Club at River Ridge	Pasco	Shaun Wilson	Blue Sky Communities, LLC	E, Non-AIF	84	1,700,000	Y	N	N	N	10	D	Y	Y	Y	A	Y	89
2018-3009	Island Heights	Escambia	James R. Hoover	TVC Development, Inc.	F	108	1,700,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	112
2018-3010	Sandpiper Place	Manatee	Shaun Wilson	Blue Sky Communities LLC	F	92	1,500,000	Y	N	Y	N	10	Q	Y	Y	Y	A	Y	118
2018-3011	Wesley Palm Senior Apartments	Pasco	Donald W. Faxon	3CP Development, LLC	F, Non-AIF	111	1,500,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	24
2018-3012	Lake Cypress	Pasco	Shaun Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	59
2018-3013	Summer Pointe	Sevier	J. David Page	Southport Development, Inc. a 1976 corporation doing business in FL as Southport Development Services, Inc.	E, Non-AIF	105	1,680,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	72
2018-3200	Jackson Terrace	Okaloosa	James R. Hoover	TVC Development, Inc.	E, Non-AIF	55	1,700,000	Y	N	N	N	10	Q	Y	Y	Y	B	Y	169
2018-3201	Forest Glen	Charlottesville	Matthew A. Beger	HIGH-ROSE DEVELOPER, LLC	E, Non-AIF	54	1,687,280	Y	N	N	N	10	Q	Y	Y	Y	A	Y	129
2018-3202	Leah Gardens	Clay	James R. Hoover	TVC Development, Inc.	E, Non-AIF	84	1,370,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	15
2018-3203	Live Oak Apartments	Leon	Justin M. Zimmerman	Zimmerman Properties SP, LLC	F	108	1,750,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	93
2018-3204	Somerset Oak Apartments	Alachua	Justin M. Zimmerman	Zimmerman Properties SE, LLC	F	96	1,650,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	168
2018-3205	The Cove	Orlando	Matthew A. Beger	HFC Cove Developer, LLC	E, Non-AIF	90	1,657,280	Y	N	N	N	10	Q	Y	Y	Y	A	Y	167
2018-3206	Killian Crossing	Leon	James R. Hoover	TVC Development, Inc.	F	102	1,700,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	160
2018-3207	Bradford Villas	Pasco	Jonathan L. Wolf	Bradford Villas Developer, LLC	E, Non-AIF	90	1,700,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	120
2018-3208	Mistica Lakes	Volusia	Donald W. Faxon	BCF Development 18 LLC	F	72	1,600,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	92
2018-3300	Kelli Grove	Clay	James R. Hoover	TVC Development, Inc.	F	96	1,580,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	7
2018-3301	Asford Pointe	Clay	Jonathan L. Wolf	Asford Pointe Developer, LLC	F	90	1,700,000	Y	N	N	N	10	Q	Y	Y	Y	A	Y	136



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 ALP?	MP 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	Development Category	Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-232C	Stedding Terrace	Hernando	Jonathan ... Wolfe	Stedding Terrace Developers, LLC	L. Var-ALP	84	1,700,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	06	
2019-233C	Talland Park	Sanford	Jonathan ... Wolfe	Talland Park Developer, LLC, SHA Development, LLC	F. Var-ALP	60	1,540,000	Y	Y	Y	N	H	10	0	Y	Y	Y	A	Y	179	
2019-234C	Austin Commons	Bay	Robert K. Trent	Austin Commons Developers, LLC	F. Var-ALP	80	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	B	Y	173	
2019-235C	Wildwood Preserve Senior Living	Sumter	Jay P. Brock	Affordable Housing Partners, L.L.P., Southern Affordable Development, L.L.C.	L. Var-ALP	30	500,029	Y	Y	Y	N	N	10	0	Y	Y	Y	A	Y	54	
2019-236C	The Village at Vista - Phase II	Brevard	Jay P. Brock	Atlantic Housing Partners, L.L.P., Southern Affordable Development, L.L.C.	F	47	750,271	Y	Y	Y	N	Y	10	0	Y	Y	Y	A	Y	107	
2019-237C	Thomson Place	Brevard	Jonathan ... Wolfe	Thomson Place Development, LLC	F	90	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	106	
2019-238C	Sherwood Commons	Brevard	Brian M. McGeehy	North Lakes Development LLC	F	96	1,500,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	87	
2019-239C	New Life Estate	Escambia	Matthew A. Blagier	New Life Estates Family Developer, LLC	F	96	1,657,250	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	181	
2019-240C	Abour Manor - Phase I	Noble	Berndt ... Spector	Noble County Housing Developers, Inc.	F	100	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	85	
2019-241C	Edison Manor	Bay	Jonathan ... Wolfe	Edison Manor Developer, LLC	F	85	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	180	
2019-242L	Railway Park	Polk	Matthew A. Blagier	176 Railway Park Developer, LLC	F	85	1,520,480	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	27	
2019-243C	New Life Preserv. Serv. for	Escambia	Matthew A. Blagier	New Life Estates Sur. o' Developers, LLC	L. Var-ALP	95	1,687,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	28	
2019-244C	The Village at Town Center Apartment Homes	Hager	Jay P. Brock	Atlantic Housing Partners, L.L.P., Southern Affordable Development, L.L.C.	F	89	1,393,571	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	74	
2019-245C	North Commons	St. Johns	Brian F. Deal	North Commons Developer, LLC	F. Var-ALP	63	1,360,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	8	
2019-246C	Palm Pops	Polk	J. David Page	Southport Development, Inc. a WA Corporation doing business in FL as Southport Development Services, Inc.	F	90	1,620,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	105	
2019-247C	Summit Senior Apartments	Hernando	Donald W. Paxton	BCP Development - 28 LLC, BHA Developer, LLC	L. Var-ALP	80	1,330,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	170	
2019-248C	Palm Vista	Polk	J. David Page	Southport Development, Inc. a WA Corporation doing business in FL as Southport Development Services, Inc.	F	105	1,600,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	46	
2019-249C	Conway -ending	Volusia	Brian Parent	IPM Outlook LLC, Timber Hill Title Developers, LLC	F	60	1,325,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	144	
2019-250C	Heath Brook Apartments	Milton	Brian Parent	IPM Outlook LLC, Timber Hill Title Developers, LLC	F	92	1,499,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	34	
2019-251C	Source Creek Commons	Volusia	J. David Page	Southport Development, Inc. a WA Corporation doing business in FL as Southport Development Services, Inc.	F	109	1,680,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	108	

RFA 2018-110 - Board Approved Preliminary Awards

Total HC Available for RFA	18,397,104.00
Total HC Allocated	14,243,609.00
Total HC Remaining	1,564,895.00

Application Number	Name of Development	County	Name of Authorized Representative	Name of Developers	Dom. Comm. Mem.	Total Units	Competitive HC Request Amount	Qualifies for the Elderly ACF Grant?	Qualifies for the Non-Profit ACF Grant?	Qualifies for the Local Government Area of Opportunity Grant?	Qualifies for the Geographic Area of Opportunity / HUD-designated SAODA	Total Points	Operating/ Administering Experience	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category	Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Priority Number
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Goal to fund one Application that qualifies for the Elderly ACF Goal

2018-202C	Older Adult Residence Project #1	Lee	Regan Urry	Integral Development LLC, Housing for the Homeless, LLC	F, E, Non-AIF	120	1,400,000	Y	N	N	N	23	18	Y	Y	NC	Y	NC	A	Y	52
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Goal to fund one Application that qualifies for the Non-Profit Affordable Goal

2018-202C	Over Creek Senior Housing	Alachua	Seaver C. Hill	Home Connections, Incorporated, Neighborhood Housing, and Senior Housing Corporation	F, E, Non-AIF	62	1,250,000	Y	Y	Y	Y	30	0	Y	Y	NC	Y	NC	A	Y	4
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Goal to fund two Applications that qualify for the Local Government Area of Opportunity Goal

2018-202C	Madison Village	Polk	Donna Sotiropoulos	Neely Gardens Dev. LLC	F, E, Non-AIF	103	1,300,000	Y	N	Y	Y	19	0	Y	Y	NC	Y	NC	A	Y	2
2018-202C	Hammond Place	WV	Sharon Wilson	Blue Sky Communities LLC	F, E, Non-AIF	52	1,350,000	N	N	Y	N	10	0	Y	Y	NC	Y	NC	A	Y	18

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

2018-202C	Two-Avenue Park	Leon	Michelle A. Phillips	HTS Catalysts Developer, LLC	F, E, Non-AIF	46	1,697,280	N	N	N	Y	10	0	Y	Y	NC	Y	NC	A	Y	1
2018-202C	Black Creek	Clay	James R. Houston	JVR Development, Inc.	F, E, Non-AIF	36	1,580,000	N	N	N	Y	10	0	Y	Y	NC	Y	NC	A	Y	3

Additional Applications

2018-202C	Farmstead at Grande Park	Hernando	Erin Parent	Orla DeVries LLC, Trustwell Dev. Developments, LLC	F, E, Non-AIF	80	1,500,000	N	N	N	Y	11	0	Y	Y	NC	Y	NC	A	Y	5
2018-202C	Morton Commons	Seminole	Loren E. Dyal	Morton Commons Developer, LLC	F, E, Non-AIF	68	1,363,000	N	Y	N	N	10	0	Y	Y	NC	Y	NC	A	Y	6
2018-202C	HAWKINS PARK APARTMENTS	Brevard	Joseph M. Binkley	JMAY HP DEVELOPMENT LLC	F, E, Non-AIF	72	1,400,000	Y	Y	Y	N	10	0	Y	Y	NC	Y	NC	A	Y	13
2018-202C	Wildwood Preserve Senior Living	Suwannee	Jay P. Brock	Atlantic Housing Partners, LLC, Southern Affordable Development, LLC	F, E, Non-AIF	30	565,629	N	Y	N	Y	10	0	Y	Y	NC	Y	NC	A	Y	56

On March 27, 2018, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applicants for funding and invite the Applicants to enter into a purchase agreement.

Any unsuccessful Applicant may file a written notice of protest and a formal written appeal in accordance with Section 173.47(1), Fla. Stat., Rule 61A, and Rule 67.00004, F.A.C., and Rule 67.00004, F.A.C., and Rule 67.00004, F.A.C., and Rule 67.00004, F.A.C. Failure to file a protest within the time period specified in Section 173.47(1), Fla. Stat., shall constitute a withdrawal of protest.



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 -