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BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

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FLORIDA HOUSING FINANCE CORPORATION

SP TERRACE LLC, SP SOUTH LLC,  
SP LAKE LLC, SP FOREST LLC, SP  
LANDING LLC and SOUTHPORT  
DEVELOPMENT, INC. d/b/a  
SOUTHPORT DEVELOPMENT  
SERVICES, INC.,

Petitioners,

vs.

RFA 2018-116  
FHFC Case No. 2019-033BP

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

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

Petitioners, SP Terrace LLC, SP South LLC, SP Lake LLC, SP Forest LLC, SP Landing LLC and Southport Development, Inc. d/b/a Southport Development Services, Inc., (“Petitioners”), by and through undersigned counsel, file this Formal Written Protest and Petition for Formal Administrative Hearing (“Petition”) pursuant to Section 120.57(3), Florida Statutes, and Rules 28-110.003 and 67-60.009, Florida Administrative Code. This Petition challenges the intended decision of Respondent, Florida Housing Finance Corporation (“Florida Housing”) with respect to the applications submitted in response to the Request for Applications 2018-116 for SAIL Financing Of Affordable Multifamily Housing Developments To Be Used In Conjunction With Tax-Exempt Bonds And Non-Competitive Housing Credits (the “RFA”).

**Parties**

1. Petitioner Southport Development, Inc., d/b/a Southport Development Services, Inc., is a Washington corporation authorized to transact business in Florida with an address at

5403 West Gray Street, Tampa, Florida 33609. It is specifically named in the Notice of Intended Decision. Petitioners SP Terrace LLC, SP South LLC, SP Lake LLC, SP Forest LLC, and SP Landing LLC are all limited liability corporations organized under the laws of the State of Florida. Each submitted a different application in response to the RFA, and Southport Development, Inc. was the named developer for each of these applications. SP Landing LLC submitted an application for the Sebastian's Landing development to be located in Indian River County (Application 2019-146BS); SP Terrace LLC submitted an application for the Mango Terrace development to be located in Hillsborough County (Application 2019-149S); SP Forest LLC submitted an application for the Jackson Forest development to be located in Leon County (Application 2019-173BS); SP Lake LLC submitted an application for the Lake Wales Gardens development to be located in Polk County (Application 2019-151BS); and SP South LLC submitted an application for the Beneva Oak Apartments development to be located in Sarasota County (Application 2019-153BS). For purposes of this proceeding, Petitioners' address and telephone number are those of its undersigned counsel.

2. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301.

### **Background**

3. Florida Housing is designated as the housing credit agency for the State of Florida within the meaning of Section 42(h)(7)(A) of the Internal Revenue Code and has the responsibility and authority to establish procedures for allocating and distributing Housing Credits. § 420.5099, Fla. Stat. (2013).

4. On October 19, 2019, Florida Housing issued the RFA seeking Applications from Applicants proposing the development of affordable multifamily housing using SAIL funding in

conjunction with tax-exempt bond financing and non-competitive housing credits. [RFA § 1, p. 2].

5. The RFA indicates that Florida Housing expects to award \$70,967,000 of SAIL funding, consisting of: \$19,467,000 of Elderly funding for proposed Developments with the Elderly Demographic Commitment (ALF and Non-ALF), and \$51,500,000 of Family funding for proposed Developments with the Family Demographic Commitment. [RFA § 1, p. 2].

6. The RFA further provides that the SAIL funding will be distributed across large, medium and small geographic categories as follows: large counties - 53%, medium counties - 37%, and small counties - 10%. [RFA § 1, p. 2].

7. Pursuant to the RFA, each Application is assigned a lottery number which may be relevant to funding determinations as described in more detail below. [RFA § 3, p. 6].

8. The RFA describes the process by which Applications will be evaluated and points awarded by a Review Committee. [RFA § 5, pp. 77-85]. Each Application within the Family Demographic may receive a maximum of 15 points.

9. The Funding Selection process is set forth in Section 5.B. of the RFA. Developments eligible for funding are limited to those that meet certain eligibility requirements described throughout the RFA, All eligible Applications will be ranked from highest score to lowest score, with any scores that are tied separated as follows:

- a. By the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;

- b. By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.11.d. 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 Leveraging Level number (which is outlined in Item 3. of Exhibit C) with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number; Complete RFA reflecting 11-2-18 and 11-19-18 Modifications Page 83 of 162 RFA 2018-116
- d. 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);
- e. By lottery number, resulting in the lowest lottery number receiving preference.

10. The RFA provides for the Applications to be evaluated and scored by a Review Committee. [RFA, § 6, p. 85]. Applications may receive a maximum of 15 points consisting of three different types of point items: (1) General Development Expertise, worth a maximum of 5 points; (2) Submission of Principal Disclosure Form stamped by Corporation as "Pre-Approved," worth a maximum of 5 points; (3) Local Government Contribution Points, worth a maximum of 5 points. [RFA § 5, p. 81]. These scores play a significant role in Florida Housing's funding decisions. The Funding Selection process as described in the RFA limits the developments eligible for funding to those that meet certain eligibility requirements

described throughout the RFA, including a minimum Proximity Score and a minimum Transit Score that must be attained for all Large County Applications, and a requirement that all counties other than Bay, Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Taylor, Wakulla, and Washington must achieve a minimum number of total proximity points to be eligible for funding.

11. The deadline for receipt of applications was 3:00 p.m. on November 27, 2019.

12. Florida Housing received 47 applications in response to the RFA, including Petitioners' applications for: Sebastian's Landing development to be located in Indian River County (Application 2019-146BS), Mango Terrace development to be located in Hillsborough County (Application 2019-149S), Jackson Forest development to be located in Leon County (Application 2019-173BS), Lake Wales Gardens development to be located in Polk County (Application 2019-151BS), and Beneva Oak Apartments development to be located in Sarasota County (Application 2019-153BS).

13. Florida Housing's Executive Director designated the following three Florida Housing staff members to serve as the Review Committee for the RFA: Lisa Nickerson, Multifamily Programs Administrator, Tim Kennedy, Assistant Director of Multifamily Programs, and Sofia Miles, Multifamily Programs Manager

14. At its March 5, 2019 Review Committee meeting, the individual committee members presented their scores and the Committee carried out the funding selection process in accordance with Section 5.B of the RFA.

15. At the Board's March 22, 2019 meeting, the Review Committee presented its funding recommendation to the Board along with the 2018-116 All Applications chart, which lists the eligible and ineligible Applications..

16. On March 22, 2019, Florida Housing's Board approved the recommendation of the Review Committee to select the following twelve Applications for funding and invite the Applicants to enter credit underwriting: Ashley Square (Duval County), Sunset Pointe II (Miami-Dade County), Marquis Apartments (Broward County), WRDG T3B (Hillsborough County), Valencia Grove II (Lake County), Arbor Manor Phase I (Polk County), Palm Port (Sarasota County), Southlake Towers (Brevard County), Royal Arms Garden Apartments (Bay County), Granada (Pinellas County), Fairlawn Village (Orange County), and Heron Estates Family (Palm Beach County).

17. At 10:43 a.m. on March 22, 2019, Florida Housing posted on its website its Notice of Intended Decision, consisting of two documents: (1) a document entitled "RFA 2018-116 Received Applications" (the "Received Applications Posting") showing the scores awarded to the Applications, the preferences for which they qualify, and their lottery number, and (2) a document entitled "RFA 2018-116 Board Approved Preliminary Awards" showing those Applications recommended for funding. A copy of the Intended Decision (consisting of both documents) is attached as Exhibit "A."

18. On March 27, 2019, Petitioners timely filed a notice of its intent to protest Florida Housing's Intended Decision.

19. In accordance with Section 120.57(3), Florida Statutes, and Chapter 28-110, Florida Administrative Code, this Petition is being filed within 10 days of the date on which the notice of intent to protest was filed.

20. The Received Applications Posting (included in Exhibit "A") indicates that Petitioners' Sebastian's Landing received the maximum 15 points, a lottery number of 37, and a total SAIL request of \$6,360,000.00; Mango Terrace application received the maximum 15

points, a lottery number of 35, and a total SAIL request of \$5,600,000.00; Jackson Forest application received the maximum 15 points, a lottery number of 30, and a total SAIL request of \$6,450,000.00; Lake Wales Gardens application received the maximum 15 points, a lottery number of 8, and a total SAIL request of \$4,296,100.00; and Beneva Oak Apartments application received the maximum 15 points, a lottery number of 13, and a total SAIL request of \$2,668,400.00. Another application for development in a Medium County in the Family Demographic –Arbor Manor Phase I (Application 2019-142BS)-- also received the maximum score of 15 points, and that application has been recommended for funding. However, Arbor Manor Phase I is not eligible for funding under the terms of the RFA.

**Arbor Manor Phase I Did not Meet the Mandatory Green Features Requirement**

21. The RFA requires an applicant to select additional Green Building features beyond the features required by § 4.A.8.d.(1).

22. The additional features are outlined in § 8.d.(2) of the RFA, and each feature is assigned a point value. An applicant is required to select enough Green Building Features so that the total point value of the selected features equals at least 10. [RFA § 4.A.8.(d).(2), p. 49]. The RFA makes clear that this requirement is mandatory. [RFA § 4.A.8.(d).(2), p. 49].

23. The Arbor Manor Phase I application fails to select any Green Building features in § 8.d.(2) of its application, let alone enough features to total 10 points in value. Accordingly, the Arbor Manor Phase I application failed to meet this mandatory requirement and should not have been deemed eligible to receive SAIL Funding.

**Disputed Issues of Material Fact**

24. The disputed issues of material fact of which Petitioners are aware at this time include, but are not limited to:<sup>1</sup>

- a. Whether the Applicant in the Arbor Manor Phase I Application selected enough Green Building Features in section 8.d.2 of the RFA to meet the minimum point value of the Mandatory Green Building Features requirement;
- b. Whether Florida Housing's Intended Decision is contrary to the RFA; and
- c. Whether Florida Housing's Intended Decision is clearly erroneous, contrary to competition, arbitrary or capricious.

#### **Notice of Florida Housing's Proposed Action**

25. The Notice of Intended Decision was posted on Florida Housing's website at 10:43 a.m. on March 22, 2019.

#### **Substantial Interests Affected**

26. Petitioners are adversely affected by Florida Housing's Intended Decision. Petitioners' Applications for the Sebastian's Landing development to be located in Indian River County, the Mango Terrace development to be located in Hillsborough County, the Jackson Forest development to be located in Leon County, the Lake Wales Gardens development to be located in Polk County, and the Beneva Oak Apartments development to be located in Sarasota County all comply with all of the requirements of the RFA, and each received the maximum number of points available. Petitioners' Sebastian's Landing Application has a lottery number of 37; the Mango Terrace application has a lottery number of 35; the Jackson Forest application has a lottery number of 30; the Lake Wales Gardens

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<sup>1</sup> Petitioners reserve the right to amend or supplement this Petition, including but not limited to, the disputed issues of material fact, to the extent that Petitioners learn of additional issues of material fact in the course of discovery or preparation for final hearing in this matter.

application has a lottery number of 8; and the Beneva Oak Apartments application has a lottery number of 13. But for the erroneous decisions described above regarding Arbor Manor Phase I (Application 2019-142BS), the Petitioners' Sebastian's Landing application, Mango Terrace application, Jackson Forest application, Lake Wales Gardens application or Beneva Oak Apartments application instead would be recommended for funding.<sup>2</sup> Accordingly, Petitioners will be adversely affected if Florida Housing awards funding to Arbor Manor Phase I as proposed in the Notice of Intended Decision.

### **Concise Statement of Ultimate Fact and Law**

27. Petitioners participated in the RFA process to compete for an award of SAIL Funding based on the delineated scoring and ranking criteria in the RFA

28. The Applicant in the Arbor Manor Phase I Application failed to select any Green Building Features in section 8.d.2 of the RFA so as to meet the minimum point value of the Mandatory Green Building Features requirement;

29. Florida Housing's Intended Decision is contrary to the RFA; and

30. Florida Housing's Intended Decision is clearly erroneous, contrary to competition, arbitrary and capricious.

### **Statutes and Rules that Entitle Petitioners to Relief**

31. Petitioners are entitled to relief pursuant to Sections 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, 67-48 and 67-60, Florida Administrative Code; and the

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<sup>2</sup> Additionally, the WRDG T3B application, which was recommended for funding in this RFA, is expected to be withdrawn as the applicant is expected to choose funding in a separate Request for Application, RFA 2018-112, and cannot accept funding in both this RFA and RFA 2018-112.

established decisional law of Florida courts, the Division of Administrative Hearings, and Florida administrative agencies.

**Demand for Relief**

WHEREFORE, Petitioners respectfully request that Florida Housing:

- a. Provide an opportunity to resolve this Petition by mutual agreement within seven (7) business days, as provided in Section 120.57(3), Florida Statutes;
- b. Transfer this Petition to the Division of Administrative Hearings for a formal hearing conducted before an Administrative Law Judge pursuant to Sections 120.569 and 120.57, Florida Statutes, if this Petition cannot be resolved within seven (7) business days and if Florida Housing disputes any of the material facts set forth in this Petition; and
- c. Ultimately issue a Final Order withdrawing the Intended Decision to award funding to Arbor Manor Phase I and instead awarding funding to Petitioners' applications.

Respectfully submitted this 8<sup>th</sup> day of April, 2019.

*/s/Lawrence E. Sellers, Jr.* \_\_\_\_\_

Lawrence E. Sellers, Jr.

Florida Bar No. 300241

Patrick Scott O'Bryant

Fla. Bar No. 1011566

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*Attorneys for Petitioners*

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that the foregoing Formal Written Protest and Petition for Formal Administrative Hearing was filed by electronic mail with the Corporation Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301 at [corporation.clerk@floridahousing.org](mailto:corporation.clerk@floridahousing.org) all on this 8th day of April, 2019.

*/s/Lawrence E. Sellers, Jr.* \_\_\_\_\_

Lawrence E. Sellers, Jr.

# **EXHIBIT A**

## RFA 2018-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Total Number of Units	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	Eligible For Funding?	Total Points
<b>Eligible Applications</b>														
2019-134BS	Metro Grande I	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	108	NC	E, Non-ALF	4,400,000.00	600,000.00	5,000,000.00	16,000,000.00	Y	15
2019-136BS	Sierra Bay	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	114	NC	E, Non-ALF	5,300,000.00	600,000.00	5,900,000.00	17,000,000.00	Y	15
2019-137S	Brisas del Este Apartments	Miami-Dade	L	Alberto Milo, Jr.	Brisas del Este Apartments Developer, LLC	150	NC	E, Non-ALF	5,800,000.00	600,000.00	6,400,000.00		Y	15
2019-138BS	Sunset Pointe II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; New Urban Development LLC	96	NC	F	3,000,000.00	600,000.00	3,600,000.00	11,750,000.00	Y	15
2019-139BS	Quail Roost Transit Village I	Miami-Dade	L	Kenneth Naylor	Quail Roost I Development, LLC	150	NC	E, Non-ALF	5,818,182.00	600,000.00	6,418,182.00	21,400,000.00	Y	15
2019-140BS	Quail Roost Transit Village II	Miami-Dade	L	Kenneth Naylor	Quail Roost II Development, LLC	200	NC	F	7,000,000.00	600,000.00	7,600,000.00	28,280,000.00	Y	15
2019-142BS	Arbor Manor Phase I	Polk	M	Benjamin Stevenson	Polk County Housing Developers, Inc.	125	NC	F	6,000,000.00	368,800.00	6,368,800.00	19,500,000.00	Y	15
2019-144BS	Barnett Villas	Orange	L	Scott Zimmerman	BDG Barnett Villas Developer, LLC Judd Roth Real Estate Development, Inc.	120	NC	E, Non-ALF	7,000,000.00	600,000.00	7,600,000.00	12,000,000.00	Y	15
2019-145BS	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	170	NC	F	6,490,000.00	600,000.00	7,090,000.00	23,000,000.00	Y	15
2019-146BS	Sebastian's Landing	Indian River	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	108	NC	F	5,760,000.00	600,000.00	6,360,000.00	95,000,000.00	Y	15
2019-147BS	Heron Estates Family	Palm Beach	L	Matthew A. Rieger	HTG Heron Estates Family Developer, LLC Heron Estates Developer One LLC	79	NC	F	5,500,000.00	600,000.00	6,100,000.00	11,000,000.00	Y	15
2019-148BS	Harold House	Duval	L	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	80	A/R	F	2,980,000.00	600,000.00	3,580,000.00	7,500,000.00	Y	15
2019-149S	Mango Terrace	Hillsborough	L	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	93	NC	F	5,000,000.00	600,000.00	5,600,000.00		Y	15

## RFA 2018-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Total Number of Units	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	Eligible For Funding?	Total Points	Proximity Funding
2019-150BS	Palm Port	Sarasota	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	126	NC	F	5,560,000.00	600,000.00	6,160,000.00	10,500,000.00	Y	15	Y
2019-151BS	Lake Wales Gardens	Polk	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	96	A/R	F	3,860,000.00	436,100.00	4,296,100.00	7,500,000.00	Y	15	Y
2019-153BS*	Beneva Oak Apartments	Sarasota	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	40	A/R	E, Non-ALF	2,480,000.00	188,400.00	2,668,400.00	5,000,000.00	Y	15	Y
2019-154BS	Stadium Tower	Miami-Dade	L	Lewis V. Swezy	RS Development Corp. Lewis V. Swezy	96	NC	F	5,800,000.00	600,000.00	6,400,000.00	13,000,000.00	Y	15	Y
2019-155BS	Brownsville Transit Village V	Miami-Dade	L	Kenneth Naylor	APC Brownsville Village V Development, LLC, MSCDC Brownsville V, LLC	150	NC	F	5,818,182.00	600,000.00	6,418,182.00	19,210,000.00	Y	15	Y
2019-156S	Liberty Square Elderly	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Elderly Developer, LLC	120	Redev	E, Non-ALF	4,000,000.00	600,000.00	4,600,000.00		Y	15	Y
2019-157S	The Venue at Town Center - Phase II	Flagler	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	30	NC	F	2,060,000.00	126,900.00	2,186,900.00		Y	10	Y
2019-158S	WRDG T3B	Hillsborough	L	Leroy Moore	WRDG T3B Developer, LLC	130	NC	F	5,291,228.00	600,000.00	5,891,228.00		Y	15	Y
2019-159BS	Platform 3750 at Frankie Shannon Rolle Center	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	76	NC	F	3,000,000.00	600,000.00	3,600,000.00	14,500,000.00	Y	15	Y
2019-160S	RUDG The Commons Phase Two	Miami-Dade	L	Alberto Milo, Jr.	RUDG The Commons Phase Two Developer, LLC	160	NC	F	5,523,810.00	600,000.00	6,123,810.00		Y	15	Y
2019-161S	Marquis Apartments	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	100	NC	F	3,040,000.00	600,000.00	3,640,000.00	N/A	Y	15	Y
2019-162BS	Ambar Walk	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	95	NC	E, Non-ALF	6,650,000.00	600,000.00	7,250,000.00	12,500,000.00	Y	15	Y
2019-163S	Sandpiper Place	Manatee	M	Shawn Wilson	Blue Sky Communities LLC	92	NC	F	5,000,000.00	600,000.00	5,600,000.00		Y	15	Y
2019-164S	Granada	Pinellas	L	Shawn Wilson	Blue Sky Communities LLC	138	NC	F	7,000,000.00	600,000.00	7,600,000.00		Y	15	Y
2019-165BS	Valencia Grove II	Lake	M	Matthew A. Rieger	HTG Valencia II Developer, LLC	110	NC	E, Non-ALF	5,750,000.00	600,000.00	6,350,000.00	10,000,000.00	Y	15	Y

## RFA 2018-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Total Number of Units	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	Eligible For Funding?	Total Points
2019-166BS	Fairlawn Village	Orange	L	Shawn Wilson	Blue Sky Communities LLC & CASL Developer, LLC	116	NC	F	6,250,000.00	600,000.00	6,850,000.00	12,000,000.00	Y	15
2019-167S	Ashley Square	Duval	L	Shawn Wilson	Blue Sky Communities LLC & Cathedral Foundation of Jacksonville, Inc.	120	NC	E, Non-ALF	6,500,000.00	600,000.00	7,100,000.00		Y	15
2019-168BS	Londale Springs	Brevard	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	108	NC	F	6,000,000.00	600,000.00	6,600,000.00	12,000,000.00	Y	15
2019-169BS	Summer Meadows	Escambia	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	108	NC	F	5,980,000.00	600,000.00	6,580,000.00	9,500,000.00	Y	10
2019-170S	Brisas del Rio Phase Two	Miami-Dade	L	Alberto Milo, Jr.	Brisas del Rio Phase Two Developer, LLC	150	NC	E, Non-ALF	5,800,000.00	600,000.00	6,400,000.00		Y	15
2019-171S	Paseo del Rio	Miami-Dade	L	Alberto Milo, Jr.	Paseo del Rio Developer, LLC	180	NC	F	6,960,000.00	600,000.00	7,560,000.00		Y	15
2019-172S	Brisas del Este Phase Three	Miami-Dade	L	Alberto Milo, Jr.	Brisas del Este Phase Three Developer, LLC	144	NC	F	5,568,000.00	600,000.00	6,168,000.00		Y	15
2019-173BS	Jackson Forest	Leon	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	96	NC	F	5,850,000.00	600,000.00	6,450,000.00	9,500,000.00	Y	15
2019-174S	Villas at Academy Place	Seminole	M	Darren Smith	Pantheon Development Group, LLC and SCHA Developer, LLC	60	NC	F	4,200,000.00	419,200.00	4,619,200.00		Y	15
2019-175S	Orange Blossom Village	Indian River	M	Mark J. Kemp	Psalms 127, LLC; Mansermar, Inc.; ReBuild America, Inc.; SHAG Development, LLC	80	A/R	E, Non-ALF	4,000,000.00	463,200.00	4,463,200.00		Y	15
2019-176S	Southlake Towers	Brevard	M	Mark J. Kemp	Psalms 127, LLC; Mansermar, Inc.; ReBuild America, Inc.; SHAG Development, LLC	85	A/R	E, Non-ALF	3,500,000.00	522,900.00	4,022,900.00		Y	15
2019-177S	Campus Towers	Duval	L	Darren Smith	SHAG Development, LLC	192	A/R	E, Non-ALF	5,000,000.00	600,000.00	5,600,000.00		Y	15
2019-178BS	Royal Arms Garden Apartments	Bay	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	88	A/R	F	4,000,000.00	600,000.00	4,600,000.00	8,000,000.00	Y	15

## RFA 2018-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Total Number of Units	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	Eligible For Funding?	Total Points	Proximity Funding
<b>Ineligible Applications</b>															
2019-135BS	Solimar	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; Florida Community Development Corporation	180	NC	F	5,250,000.00	600,000.00	5,850,000.00	20,500,000.00	N	15	Y
2019-141S	Village of Valor	Palm Beach	L	Kathy Makino-Leipsitz	KSM Holdings Florida, LLC	157	NC	F	6,498,036.00		6,498,036.00	-	N	15	Y
2019-143BS	Boutwell Apartments	Palm Beach	L	Scott Zimmerman	BDG Boutwell Apartments Developer, LLC; Judd Roth Real Estate Development, Inc.	110	NC	F	7,000,000.00	600,000.00	7,600,000.00	15,000,000.00	N	15	Y
2019-152BS	The Place on Polk	Leon	M	Matthew A. Rieger	Polk Place Developer, LLC	93	NC	F	5,450,000.00	600,000.00	6,050,000.00	9,000,000.00	N	15	Y

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

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2018-116 Board Approved Preliminary Awards

SAIL Funding Balance Available	2,684,072.00
Family Demographic Funding Balance Available	689,972.00
Elderly Demographic Funding Balance Available	1,994,100.00

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

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Total Number of Units	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMWRB Request Amount	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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One Elderly Large County New Construction Application

2019-1675	Ashley Square	Duval	L	Shawn Wilson	Blue Sky Communities LLC & Cathedral Foundation of Jacksonville, Inc.	120	NC	E, Non-ALF	6,500,000.00	600,000.00	7,100,000.00		15	Y	Y	3	Y	12
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Three Family Large County New Construction Applications

2019-1388S	Sunset Pointe II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; New Urban Development LLC	96	NC	F	3,000,000.00	600,000.00	3,600,000.00	11,750,000.00	15	Y	Y	1	Y	1
2019-161S	Marquis Apartments	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	100	NC	F	3,040,000.00	600,000.00	3,640,000.00	N/A	15	Y	Y	1	Y	18
2019-158S	WRDG T3B	Hillsborough	L	Leroy Moore	WRDG T3B Developer, LLC	130	NC	F	5,291,228.00	600,000.00	5,891,228.00		15	Y	Y	1	Y	33

One Elderly Medium County New Construction Application

2019-1658S	Valencia Grove II	Lake	M	Matthew A. Rieger	HTG Valencia II Developer, LLC	110	NC	E, Non-ALF	5,750,000.00	600,000.00	6,350,000.00	10,000,000.00	15	Y	Y	3	Y	14
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Two Family Medium County New Construction Applications

2019-1428S	Arbor Manor Phase I	Polk	M	Benjamin Stevenson	Polk County Housing Developers, Inc.	125	NC	F	6,000,000.00	368,800.00	6,368,800.00	19,500,000.00	15	Y	Y	3	Y	15
2019-1508S	Palm Port	Sarasota	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	126	NC	F	5,560,000.00	600,000.00	6,160,000.00	10,500,000.00	15	Y	Y	3	Y	34

Small County Application(s)

NONE

Medium County Application(s)

2019-176S	Southlake Towers	Brevard	M	Mark J. Kemp	Psalms 127, LLC; Mansermar, Inc.; ReBuild America, Inc.; SHAG Development, LLC	85	A/R	E, Non-ALF	3,500,000.00	522,900.00	4,022,900.00		15	Y	Y	3	Y	7
2019-1788S	Royal Arms Garden Apartments	Bay	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	88	A/R	F	4,000,000.00	600,000.00	4,600,000.00	8,000,000.00	15	Y	Y	3	Y	9

RFA 2018-116 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Total Number of Units	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MINRB Request Amount	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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Large County Application(s)

2019-164S	Granada	Pinellas	L	Shawn Wilson	Blue Sky Communities LLC	138	NC	F	7,000,000.00	600,000.00	7,600,000.00		15	Y	Y	3	Y	16
2019-166BS	Fairlawn Village	Orange	L	Shawn Wilson	Blue Sky Communities LLC & CASL Developer, LLC	116	NC	F	6,250,000.00	600,000.00	6,850,000.00	12,000,000.00	15	Y	Y	4	Y	21
2019-147BS	Heron Estates Family	Palm Beach	L	Matthew A. Rieger	HTG Heron Estates Family Developer, LLC Heron Estates Developer One LLC	79	NC	F	5,500,000.00	600,000.00	6,100,000.00	11,000,000.00	15	Y	Y	5	Y	25

On March 22, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.