

BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

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FLORIDA HOUSING
FINANCE CORPORATION

TWIN LAKES III, Ltd.
Petitioner,

FHFC Case No. 2019-028BP
RFA No. 2019-105
App. No. 2019-381C

vs.

FLORIDA HOUSING
FINANCE CORPORATION.
Respondent.

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

Petitioner, Twin Lakes III, Ltd., (the “Petitioner” or “Twin Lakes”), 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 2019-105- Housing Credit Financing to Provide Affordable Multifamily Rental Housing that is a part of Local Revitalization Initiative*. (hereinafter the “RFA”)

Introduction

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

Parties

2. Petitioner is a Florida limited company in the business of providing affordable housing. Petitioner’s address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133.

Petitioner's address, telephone number and email address are those of its undersigned counsel for purposes of this proceeding.

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

Notice

4. On January 9, 2019, Florida Housing issued the RFA.

5. Applications in response to the RFA were due on or before February 6, 2019.

7. Florida Housing received approximately 18 applications in response to the RFA.

8. Petitioner in response to the RFA requested an allocation of \$1,685,000.00 in Housing Credit funding for its proposed eighty-six (86) unit affordable housing development in Polk County, Florida. Petitioner applied as a Family Demographic Commitment applicant and Petitioner's application satisfied the required elements of the RFA.

9. Petitioner received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, March 22, 2019 at 10:42 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 2019-105

14. Through the RFA process Florida Housing anticipated awarding up to an estimated \$2,880,000 of Housing Credits to proposed Family or Elderly Developments that are part of a neighborhood or community revitalization effort. (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 118 points. (RFA at p. 61) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at p. 65)

16. The RFA provides that all eligible Applications will be ranked by sorting the Applications from the highest scoring Application to the lowest, with any scores that are tied separated as follows:

- 1) First, by the Application's eligibility for the QCT Funding Preference which is outlined in Section Four A.10.a of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

- 2) By the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A. 10.e of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- 3) 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);
- 4) By the Application's Leverage Classification, applying the multipliers outlined in Item 2 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);
- 5) By the Application's eligibility for the Qualifying Financial Assistance Funding Preference which is outlined in Section Four A. 10.c. of the RFA (with Applications with the higher amount listed above Applications with a lower amount);
- 6) By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 3 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
- 7) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

(RFA at p. 61-62)

17. Applicants are also subject to a Funding Test, which only allows applications to be selected for funding if there are available funds to fully fund the Eligible Housing Credit Amount. (RFA at p. 62)

18. Additionally Applicants are subject to a County Award Tally, in which the , "... Corporation will prioritize eligible unfunded Applications that meet the Funding Test(s) and are located in counties that have the lowest County Award Tally above other eligible unfunded Applications with a higher county award Tally", even if the Applicant with a higher award Tally is ranked higher. (RFA at p. 62)

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

The first Application selected for funding will be the highest-ranking eligible Application, subject to the Funding Test(s). If funding remains, the highest ranking eligible unfunded Applications will be selected for funding, subject to the Funding Test(s) and the County Award Tally.

If funding remains and there are no eligible unfunded Applications that can meet the Funding Test(s), no further Applications will be considered for funding and any remaining funding will be distributed as approved by the Board.

(RFA at p.62)

20. The selection process was carried out by the members of the Review Committee at a public meeting held on March 15, 2019.

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

-2019-379C-Lincoln Village, LLLP- Lottery Number 10 (Manatee County)

-2019-392C-Winchester Place Ltd.– Lottery Number 5 (Seminole County)

22. Winchester Place, Ltd. (“Winchester Place”), should have been deemed ineligible. The applicant which, in turn, should have been selected for funding as the next highest ranked application HTG Twin Lakes III, Ltd.- Lottery Number 6 (Polk County).¹

Pro-Forma

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

¹ Once the highest ranked applicant, Lincoln Village Apartments is funded there is \$1,700,000 remaining. Since Winchester is ineligible, the next highest application is WRDG T3D, however their requested funding amount exceeds the funding amount remaining thus they are skipped over. Addison Phase II is next but fails the County Award test. The next two applications, Parramore Oaks and Vistas at Fountainhead are ineligible. Next is Lofts at Cathedral but their request amount exceeds the funding amount remaining. Grand Oaks would be next but they are ineligible. Winchester Place, Ltd. is the next funded applicant however as we contend above should have been deemed ineligible. The four applications directly behind Winchester, including Twin Lakes, III all have a score of 90 points however Twin Lakes has the lowest lottery number and thus is the next to be funded.

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

RFA at p. 50.

24. On the Development Cost Pro-Forma, under the sub-heading of General Development Costs, the Applicant must include the amount of Impact Fees required to be paid. Winchester Place is subject to impact fees imposed by both the City of Sanford and Seminole County and identified the following impact fees as part of its General Development Costs,

Schools - \$121,800

Fire/Rescue- \$16,695

Roads- \$27,318

Police- \$22,320

Recreation- \$64,029

Library-\$3,132

A copy of page 4 of the Development Cost Pro Forma of Winchester Place is attached hereto as Exhibit C

25. Winchester Place calculated total Impact Fees in the amount of \$255,294.00. This calculation was partially based on the 2017 Impact Fee schedule for the City of Sanford. On *September 1, 2018*, higher impact fees were imposed by the City of Sanford increasing the total impact fees to \$258,294.00, a difference of approximately \$3,000.00. Copies of the Schedule for the *City of Sanford Fire Police and Recreation Impact Fees* effective September 1, 2017 and September 1, 2018 are attached hereto as Exhibit D and E respectively.

26. Under the Construction Sources of the Pro Forma, Winchester Place had zero funds in Construction/Funding Surplus Amounts, thus the increase of the impact fees, results in a funding

shortfall and a determination of ineligibility. A copy of Page 5 of the Development Cost Pro Forma of Winchester Place is attached hereto as Exhibit F.

27. Additionally, Winchester Place indicates the amount of impact fees for schools in the amount of \$121,800.00. This would equate to approximately \$2,100.00 for each of the 58 units. The Seminole County school impact fee rate, per unit under 850 square feet, is \$4900.00 per unit leaving a shortfall of approximately \$165,000. The shortfall is even larger if some of the units are over 850 feet which is likely with three-bedroom units.

28. Winchester Place should be deemed ineligible for having a funding shortfall leading to the funding of Twin Lakes as the next highest ranked eligible applicant.

Number of Buildings

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

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

(RFA at p. 112) (Emphasis supplied)

30. Winchester Place, in its application, stated that the proposed development would have two (2) residential buildings. However, the Site Plan submitted to the City of Sanford for approval clearly shows three (3) residential buildings. Winchester Place should be deemed ineligible as a result of not complying with the Certification requirement that the information

provided to third parties, such as the City of Sanford accurately reflect the proposed development within the application.

Ground Lease

31. The RFA requires applicants to demonstrate Site Control by having an eligible contract, Deed or Lease. (RFA at p. 26)

32. Winchester Place submitted a Ground Lease to establish Site Control. The Ground Lease requires the development of eighty (80) units. The application of Winchester Place specifies the total number of units in the proposed development as 58.

33. To the extent that any of the approvals given were based on the lower unit number they may now be invalid. Significantly, the impact fee calculation based on an increase of 22 units would result in an even larger shortfall and would render Winchester Place ineligible.

Substantial Interests Affected

34. If Winchester Place had been deemed ineligible for either of the foregoing reasons, Twin Lakes would have been selected as the next eligible applicant.

35. 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.

36. 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

37. 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 Site Plan submitted by Winchester Place accurately reflected the proposed development, including the number of residential buildings.
- b. Whether Winchester Place accurately calculated the City of Sanford impact fees
- c. Whether Winchester Place accurately calculated the school impact fees imposed by Seminole County.
- d. Whether Winchester Place has a funding shortfall.
- e. Whether Winchester Place has committed to the development of 80 units under the Lease Agreement;
- f. Whether Florida Housing's scoring of the Winchester Place application is clearly erroneous;
- g. Whether Florida Housing's scoring of the Winchester Place application is arbitrary and capricious.
- h. Such other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

38. 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

39. 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. Winchester Place should be deemed ineligible for having a construction shortfall and for providing information to the City of Sanford that does not accurately reflect the development proposed in the application.

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

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

Right to Amend the Petition

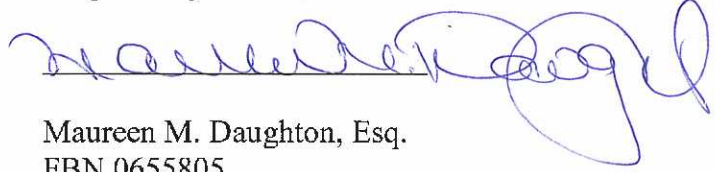
42. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

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 Winchester Place is ineligible and award funding to the Petitioner as the next eligible applicant.
- d) That the Corporation adopt the Recommended Order of the ALJ.

Dated this 8th day of April 2019.

Respectfully Submitted

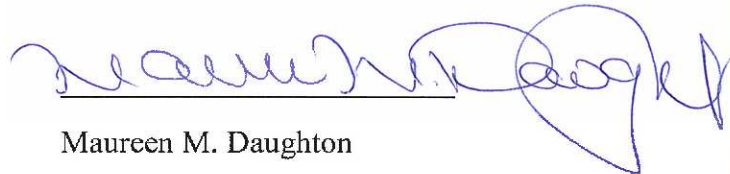


Maureen M. Daughton, Esq.
FBN 0655805
Maureen McCarthy Daughton, LLC
1725 Capital Circle NE, Ste 304
Tallahassee, Florida 32308

Counsel for Twin Lakes III, Ltd.

CERTIFICATE OF SERVICE

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



Maureen M. Daughton

RFA 2019-105 Board Approved Scoring Results

Application Number	Name of Development	County	Authorized Principal Representative	Operational Contact Person	Name of Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Total Points	QCT Funding Preference	Per Unit Construction Funding Preference	Development Category Preference	Total Corp Funding Per Set-Aside	Averaging Classification	Qualifying Assistance Funding	Florida Job Creation Preference	Lottery Number
Eligible Applications																		
2019-375C	Madison Moor	Alachua	Patrick E. Law	Stacy Banach	American Residential Communities, LLC	E, Non-ALF	52	1,195,000	Y	83	Y	Y	Y	187,644.63	A	0.00	Y	18
2019-376C	Madison Highlands	Hillsborough	Patrick E. Law	Stacy Banach	American Residential Communities, LLC	E, Non-ALF	102	2,375,000	Y	90	Y	Y	Y	182,323.23	A	1,111.11	Y	17
2019-378C	Lofts at Cathedral	Duval	James R. Hoover		TVC Development, Inc.	F	108	1,868,000	Y	93	Y	Y	Y	150,071.88	A	0.00	Y	9
2019-379C	Lincoln Village Apartments	Manatee	Richard L. Higgins	Brian Eujen	Norstar Development USA, LP	F	50	1,180,000	Y	103	Y	Y	Y	192,494.95	B	0.00	Y	10
2019-380C	The Pines at Town Center	Flagler	Matthew A. Rieger	Scott A. Osman	HTG Pines Developer, LLC	F	100	1,685,000	Y	84	Y	Y	Y	167,779.14	A	0.00	Y	7
2019-381C	Twin Lakes Estates - Phase III	Polk	Matthew A. Rieger	Scott A. Osman	HTG Twin Lakes III Developer, LLC Polk County Housing Developers, Inc.	F	86	1,685,000	Y	90	Y	Y	Y	182,836.25	A	5,456.73	Y	6
2019-382C	The Addison Phase II	Manatee	Matthew A. Rieger	Scott A. Osman	HTG Addison II Developer, LLC	F	60	1,195,000	Y	97	Y	Y	Y	187,297.14	A	0.00	Y	2
2019-383C	WRDG T3D	Hillsborough	Leroy Moore	Alberto Millo, Jr.	WRDG T3D Developer, LLC	F	118	2,375,000	Y	99	Y	Y	Y	156,064.72	A	0.00	Y	14
2019-385C	Quail Roost Transit Village II	Miami-Dade	Kenneth Naylor	Elizabeth Wong	Quail Roost II Development, LLC	E, Non-ALF	132	2,880,000	Y	90	Y	Y	Y	185,222.44	A	0.00	Y	12
2019-386C	Quail Roost Transit Village I	Miami-Dade	Kenneth Naylor	Elizabeth Wong	Quail Roost I Development, LLC	F	70	1,195,000	Y	90	Y	Y	Y	147,435.06	A	0.00	Y	8
2019-387C	Federal Apartments Phase I	Broward	Edward S. Taylor	Darren Smith	SHAG Development, LLC and Fairfield Federal Developer, LLC	F	106	2,342,239	Y	85	Y	Y	Y	171,841.64	A	1,176.47	Y	3
2019-390C	St. Peter Claver Place	Lee	Eric C. Miller	Michael Allan	National Development of America, Inc. St. Peter Claver Developer, Inc. Catalyst Community Development, LLC	F	80	1,550,000	Y	82	Y	Y	Y	158,033.46	A	0.00	Y	15
2019-391C	Berkeley Landing	Palm Beach	Jonathan L. Wolf	Jennie D. Lagmay	Berkeley Landing Developer, LLC	E, Non-ALF	118	2,375,000	Y	86	Y	Y	Y	162,940.74	A	0.00	Y	16
2019-392C	Winchester Place	Seminole	Jonathan L. Wolf	Jennie D. Lagmay	Winchester Place Developer, LLC SHA Development, LLC	F	58	1,195,000	Y	92	Y	Y	Y	165,516.72	A	0.00	Y	5
Ineligible Applications																		
2019-377C	Perramore Oaks Phase Two	Orange	Paula McDonald Rhodes	Richard E. Cavalleri	INVictus Development, LLC Royal American Development, Inc. ADC Communities, LLC Kiss & Company, Inc.	F	91	2,022,492	N	96	Y	Y	Y	206,207.36	B	0.00	Y	13
2019-384C	City Terrace	Miami-Dade	Willie Logan	Agustin Dominguez	Open-locks Community Development Corporation, Inc.	F	90	2,100,000	N	52	Y	Y	Y	141,060.61	A	0.00	Y	11
2019-386C	Vistas at Fountainhead	Volusia	Donald W Paxton	Scott Deaton	BCF Development I, II, III	F	88	1,325,000	N	95	Y	Y	Y	140,178.98	A	0.00	Y	1
2019-389C*	Grand Oaks	Pinellas	Richard Higgins	Brian Eujen	Norstar Development USA, LP PCHA Development, LLC	F	86	1,436,000	N	93	N	Y	Y	218,610.14	B	0.00	Y	4

*HC Request Amount was adjusted during scoring, which also adjusted the Corporation Funding Per Set-Aside Amount

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., and Rule 57-60.009, F.A.C., and Rule 57-60.009, 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.

- Exhibit A -

**RFA 2019-105
Board Approved Preliminary Awards**

Total HC Available for RFA	2,880,000
Total HC Allocated	2,375,000
Total HC Remaining	505,000

Application Number	Name of Development	County	Authorized Principal Representative	Operational Contact Person	Name of Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Total Points	QCT Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Qualifying Financial Assistance Funding Preference	Florida Job Creation Preference	Lottery Number
2019-379C	Lincoln Village Apartments	Manatee	Richard L. Higgins	Brian Esjan	No-star Development USA, LP	F	50	1,180,000	Y	103	Y	Y	Y	B	0.00	Y	10
2019-392C	Winchester Place	Seminole	Jonathan L. Wolf	Jeanie D. Lagimey	Winchester Place Developer, LLC SMA Development, LLC	F	58	1,195,000	Y	92	Y	Y	Y	A	0.00	Y	5

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.

Maureen McCarthy Daughton, LLC

MMD LAW

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www.mmd-lawfirm.com

Via Hand Delivery and Email
March 27, 2019

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

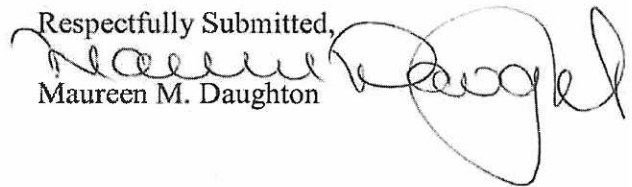
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FLORIDA HOUSING FINANCE CORPORATION

RE: Notice of Intent to Protest, Request for Applications (RFA) 2019-105 Proposed Funding Selections and Rankings

Dear Corporation Clerk:

On behalf of Applicant, Twin Lakes III, Ltd., Application No. 2019-381C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2019-105 posted by Florida Housing Finance Corporation on March 22, 2019 at 10:42 a.m., concerning *Housing Credit Financing to Provide Affordable Multifamily Rental Housing that is a Part of Local Revitalization Initiatives*. (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 2019-105 Board Approved Scoring Results

Application Number	Name of Development	County	Authorized Principal Representative	Operational Contact Person	Name of Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Total Points	QCCT Funding Preference	Per Unit Construction Preference	Development Funding Preference	Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Qualifying Financial Assistance Funding Preference	Florida Job Creation Preference	Lottery Number
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2019-376C	Madison Highrise 14	Hillborough	Patrick E. Law	Stacy Banach	American Residential Communities, LLC	E, Non-ALF	102	2,375,000	Y	90	Y	Y	Y	Y	182,323.23	A	1,111.11	Y	17
2019-378C	Lofts at Cathedral	Duval	James R. Hoover	Brian Elyen	TVC Development, Inc.	F	108	1,658,000	Y	93	Y	Y	Y	Y	150,021.88	A	0.00	Y	9
2019-379C	Lincoln Village Apartments	Manatee	Richard L. Higgins	Scott A. Orman	Norstar Development USA, LP	F	50	1,180,000	Y	103	Y	Y	Y	Y	192,494.53	B	0.00	Y	10
2019-380C	The Pines at Town Center	Flagler	Matthew A. Rieger	Scott A. Orman	HTG Pines Development, LLC	F	100	1,685,000	Y	84	Y	Y	Y	Y	167,779.14	A	0.00	Y	7
2019-381C	Twin Lakes Estates Phase III	Polk	Matthew A. Rieger	Scott A. Orman	HTG Twin Lakes III Developer, LLC Polk County Housing Developers, Inc.	F	86	1,685,000	Y	90	Y	Y	Y	Y	182,856.25	A	5,456.73	Y	6
2019-382C	The Addison Phase II	Manatee	Matthew A. Rieger	Scott A. Orman	HTG Addison II Developer, LLC	F	60	1,195,000	Y	97	Y	Y	Y	Y	187,297.14	A	0.00	Y	2
2019-383C	WRDG T3D	Hillborough	Leroy Moore	Alberto Mito, Jr.	WRDG T3D Developer, LLC	F	118	2,375,000	Y	99	Y	Y	Y	Y	156,064.72	A	0.00	Y	14
2019-385C	Quail Roost Transit Village II	Miami-Dade	Kenneth Naylor	Elizabeth Wong	Quail Roost II Development, LLC	E, Non-ALF	132	2,880,000	Y	90	Y	Y	Y	Y	185,222.44	A	0.00	Y	12
2019-386C	Quail Roost Transit Village I	Miami-Dade	Kenneth Naylor	Elizabeth Wong	Quail Roost I Development, LLC	F	70	1,195,000	Y	90	Y	Y	Y	Y	347,435.06	A	0.00	Y	8
2019-387C	Federal Apartments Phase I	Broward	Edward S. Taylor	Darren Smith	SHAG Development, LLC and Fairfield Federal Developer, LLC	F	105	2,342,239	Y	85	Y	Y	Y	Y	171,941.64	A	1,176.47	Y	3
2019-390C	St. Peter Claver Place	Lee	Eric C. Miller	Michael Allan	National Development of America, Inc. St. Peter Claver Developer, Inc. Catalysts Community Development, LLC	F	80	1,550,000	Y	82	Y	Y	Y	Y	158,093.45	A	0.00	Y	15
2019-391C	Berkeley Landing	Palm Beach	Jonathan L. Wolf	Jennie D. Lagmay	Berkeley Landing Developer, LLC	E, Non-ALF	118	2,375,000	Y	86	Y	Y	Y	Y	162,940.74	A	0.00	Y	16
2019-392C	Winchester Place	Seminole	Jonathan L. Wolf	Jennie D. Lagmay	Winchester Place Developer, LLC SHA Development, LLC	F	58	1,195,000	Y	92	Y	Y	Y	Y	165,516.72	A	0.00	Y	5
Ineligible Applications																			
2019-377C	Parramore Dale Phase Two	Orange	Paula McDonald Rhodes	Richard E. Cavalleri	Invictus Development, LLC Royal American Development, Inc. ADC Communities, LLC Kis & Company, Inc.	F	91	2,022,492	N	96	Y	Y	Y	Y	205,207.95	B	0.00	Y	13
2019-384C	City Terrace	Miami-Dade	Willie Logan	Agustin Dominguez	Opaloka Community Development Corporation, Inc.	F	90	2,100,000	N	52	Y	Y	Y	Y	141,060.61	A	0.00	Y	11
2019-388C	Vistas at Fountainhead	Volusia	Donald W. Paxton	Scott Deaton	BCP Development 18 LLC	F	88	1,325,000	N	95	Y	Y	Y	Y	140,128.92	A	0.00	Y	1
2019-389C	Grand Oaks	Pinellas	Richard Higgins	Brian Elyen	Norstar Development USA, LP PCHA Development, LLC	F	86	1,436,000	N	93	N	Y	Y	Y	218,610.14	B	0.00	Y	4

*HC Request Amount was adjusted during scoring, which also adjusted the Corporation Funding Per Set-Aside Amount

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(5), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-80.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(5), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

**RFA 2019-105
Board Approved Preliminary Awards**

Total HC Available for RFA	2,880,000
Total HC Allocated	2,375,000
Total HC Remaining	505,000

Application Number	Name of Development	County	Authorized Principal Representative	Operational Contact Person	Name of Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Total Points	QCT Funding Preference	Per Unit Construction Preference	Development Category Preference	Leveraging Classification
2019-079C	Lincoln Village Apartments	Manatee	Richard L. Higgs	Brian Evien	Norstar Development USA, LP	F	50	1,180,000	Y	103	Y	Y	Y	B
2019-092C	Winchester Place	Seminole	Jonathan L. Wolf	Jennie D. Lagmay	Winchester Place Developer, LLC SHA Development, LLC	F	58	1,195,000	Y	92	Y	Y	Y	A

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), waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2019-105 DEVELOPMENT COST PRO FORMA

Detail/Explanation Sheet

Totals must agree with Pro Forma. Provide component descriptions and amounts for each item that has been completed on the Pro Forma that requires a detailed list or explanation.

DEVELOPMENT COSTS

Actual Construction Cost

(as listed at Item A1.)

Off-Site Work:

Other:

General Development Costs

(as listed at Item A2.)

Impact Fees:

Other:

Financial Costs

(as listed at Item A3.)

Other:

Acquisition Cost of Existing Developments

(as listed at Item B2.)

Other:

NOTES: Neither brokerage fees nor syndication fees can be included in eligible basis. Consulting fees, if any, and any financial or other guarantees required for the financing must be paid out of the Developer fee. Consulting fees include, but are not limited to, payments for Application consultants, construction management or supervision consultants, or local government consultants.

- Exhibit C -

City of Sanford Fire Police and Recreation Impact Fees

Effective September 1, 2017

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

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

- Exhibit A -

City of Sanford Fire Police and Recreation Impact Fees

Effective September 1, 2018

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

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

- Exhibit E -

CONSTRUCTION/REHAB ANALYSIS

	AMOUNT	
A. Total Development Costs	\$ 12,985,219.00	
B. Construction Funding Sources:		
1. HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant.	\$ 6,810,819.00	
2. HC Equity Bridge Loan	\$ _____	
3. First Mortgage Financing	\$ 5,000,000.00	
4. Second Mortgage Financing	\$ _____	
5. Third Mortgage Financing	\$ _____	
6. Grants	\$ _____	
7. Other: _____	\$ _____	
8. Other: _____	\$ _____	
9. Deferred Developer Fee	\$ 1,174,400.00	
10. Total Construction Sources	\$ 12,985,219.00	
C. Construction Funding Surplus		
(B.10. Total Construction Sources, less A. Total Development Costs):	\$ <u>0.00</u>	(A negative number here represents a funding shortfall.)

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

- Exhibit F -