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FLORIDA HOUSING FINANCE CORPORATION

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HTG PRINCETON GROVE, LTD.,

Petitioner,

CASE NO. 2021-106BP
Application #2022-033C

FLORIDA HOUSING
FINANCE CORPORATION

v.

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

FORMAL WRITTEN PROTEST
AND PETITION FOR ADMINISTRATIVE HEARING

HTG Princeton Grove, Ltd. ("Petitioner") files this Formal Written Protest and Petition for Administrative Hearing ("Petition") pursuant to sections 120.57(1) and (3), Florida Statutes, and Rules 67-60 and 28-110.004, Florida Administrative Code ("F.A.C.") to challenge the eligibility determinations, evaluations and proposed allocations set forth in the Notice of Intended Decision posted on December 10, 2021, by Respondent, Florida Housing Finance Corporation ("Florida Housing"), relative to Request for Applications 2021-201 Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties ("The RFA").

Parties

1. Petitioner is a Florida limited liability company engaged in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133. Petitioner filed a response to the RFA for its proposed affordable housing project Princeton Grove, which was assigned application number 2022-033C ("Petitioner's Application"). For purposes of this proceeding, Petitioner's address, telephone number and email address are those of its undersigned counsel.

2. Florida Housing is the affected agency. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301. Florida Housing's file number for Petitioner's application is 2022-033C.

3. 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.

Notice

4. Petitioner received notice of Florida Housing's intended decision to award funding pursuant to the RFA on December 10, 2021, when Florida Housing posted RFA 2021-201 Board Approved Preliminary Awards (Exhibit A) and the Board Approved Scoring Results (Exhibit B) on its website. Petitioner's Application was deemed eligible but was not included in the applications selected for a preliminary award based on the sorting and selection criteria in the RFA. For the reasons set forth below, Petitioner contends that its Application should have been selected for funding.

5. Petitioner timely filed its Notice of Intent to Protest Florida Housing's intended award decisions on December 15, 2021. See Exhibit C.

Background

6. Florida Housing administers several programs aimed at assisting developers in building affordable housing in the state in an effort to protect financially marginalized citizens from excessive housing costs. A portion of the units constructed with funding from these programs must be set aside for residents at or below a specified percentage of area median income.

7. One of the programs through which Florida Housing allocates resources to fund affordable housing is the State Housing Credit Program (the "Tax Credit Program"), which is

established in Florida under the authority of Section 420.5093, Florida Statutes. Florida Housing is the designated entity in Florida responsible for allocating federal tax credits to assist in financing the construction or substantial rehabilitation of affordable housing.

The RFA

8. Chapter 67-60, F.A.C., establishes “the procedures by which the Corporation shall . . . [a]dminister the competitive solicitation process 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), F.A.C.

9. On July 20, 2021, Florida Housing issued the RFA seeking applications for development of affordable, multifamily housing located in the Medium and Small Counties, specified in the RFA. The RFA was issued pursuant to and in accordance with Rules 67-60.001 and 67-60.003, F.A.C.

10. The RFA was issued by Florida Housing as the competitive solicitation method for allocating funding to competing affordable housing developments. The RFA solicited proposals from qualified applicants for the award of up to an estimated \$14,971,500 of Housing Credits for proposed developments located in the specified Medium Counties and up to an estimated \$1,573,250 of Housing Credits available for proposed developments located in the specified Small Counties. See RFA, pp. 2. Applications in response to the RFA were due on August 26, 2021 (the “Application Deadline”).

11. Florida Housing received numerous applications in response to the RFA. Petitioner timely submitted its application in response to the RFA requesting financing for its proposed affordable housing project, Princeton Grove, located in Okaloosa County. Petitioner’s application satisfied all of the required elements of the RFA and is eligible for a funding award.

12. The RFA sets forth the information required to be submitted by an applicant and provides a general description of the type of projects that will be considered eligible for funding. All applicants must meet the requirements set forth in the RFA, include with their applications the specified exhibits and comply with the requirements of Chapter 67-60, 67-48 and 67-53, Florida Administrative Code. See RFA pp. 6-7. The RFA also delineates the funding selection criteria and specifies that only those applications that meet all of the Eligibility Items will be eligible for funding and considered for funding selection. See RFA, p. 73.

13. The RFA set forth goals for funding, including the selection of one proposed development in each of the following categories: (1) six Medium County Developments that qualify for the Local Government Areas of Opportunity Funding Goal; (2) one Development that qualifies for the SunRail Goal; (3) one Development that qualifies for the Local Revitalization Initiative Goal; and, (4) two Developments with a Demographic commitment of Family that select and qualify for the Geographic Areas of Opportunity/SADDA Goal. See RFA, p. 77-78. An application that is selected for funding may meet more than one goal, but applications selected to meet the Local Government Areas of Opportunity Goal, SunRail Goal, or Local Revitalization Initiative Goal will not count towards meeting the Geographic Areas of Opportunity / SADDA Goal, even if the application also qualifies for the Geographic Areas of Opportunity / SADDA Goal. See RFA, p. 78.

14. The applications were sorted first within the various goals as follows:

2. Application Sorting Order

a. Sorting Order when selecting Applications to meet the Local Government Areas of Opportunity Funding Goal

The highest scoring Applications will be determined by first sorting together all eligible Priority I Medium County Applications that qualify for the Local Government Area of Opportunity Goal from highest score to lowest score, with any

scores that are tied separated in the following order. This will then be repeated for Priority II Applications:

(1) First, Applications that submit a Local Government Verification of Contribution Loan Form or Local Government Verification of Contribution - Grant Form executed by any of the following Local Governments will receive lower preference, as further described in Section Four, 11.c. of the RFA: Bradenton; Cape Coral; Clay County; Cocoa; Lakeland; Milton; New Smyrna Beach; Panama City; City of Sarasota; St. Lucie. The remaining Local Governments will receive higher preference.

(2) Next, 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) 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);

(4) Next, by the Application's Leveraging 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);

(5) 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);

(6) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

b. Sorting Order when selecting Applications to meet the SunRail Goal

The highest scoring Priority I Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order. This will then be repeated for Priority II Applications:

(1) First, 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);

(2) 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);

(3) Next, by the Application's Leveraging 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);

(4) 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);

(5) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

c. Sorting Order when selecting Applications to meet the Local Revitalization Initiative Goal

The highest scoring Priority I Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order. This will then be repeated for Priority II Applications:

(1) First, Applications that submit a Local Government Verification That Development Is Part Of A Local Revitalization Plan form executed by any of the following Local Governments will receive lower preference, as further described in Section Four, 5.h. of the RFA: Bradenton, Cape Coral, New Smyrna Beach, City of Sarasota, Newtown, City of Tallahassee, Escambia County, Pasco County, Sanford. The remaining counties will receive higher preference.

(2) Next, 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) 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);

(4) Next, by the Application's Leveraging 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);

(5) 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);

(6) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

d. Sorting Order after selecting Applications to meet the Local Government Areas of Opportunity Funding Goal, SunRail Goal, and Local Revitalization Initiative Goal

The highest scoring Priority I Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order. This will then be repeated for Priority II Applications:

(1) First, 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);

(2) 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);

(3) Next, by the Application's Leveraging 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);

(4) Next, 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;

(5) 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);

(6) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

See RFA, pp. 78-81.

15. The RFA included the following funding test:

For purposes of this RFA, Funding Test means that (a) Small County Applications will be selected for funding only if there is enough Small County funding available to fully fund the Eligible Housing Credit Request Amount, and (b) Medium County Applications will be selected for funding only in there is enough Medium County funding available to fully fund the Eligible Housing Credit Request Amount.

See RFA, p. 81. The RFA also included a prioritization process based on county tally. The RFA provided:

As each Application is selected for tentative funding, the county where the proposed Development is located will have one Application credited towards the County Award Tally.

Throughout the selection process, the Corporation will prioritize eligible unfunded Priority I Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Priority I Applications with a higher County Award Tally that also meet the Funding Test, even if the Priority I Applications with a higher County Award Tally are higher ranked, and above all Priority II Applications.

The Corporation will prioritize eligible unfunded Priority II Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Priority II Applications with a higher County Award Tally that also meet the Funding Test, even if the Priority I Applications with a higher County Award Tally are higher ranked.

See RFA, p. 81.

16. With respect to the Local Revitalization Initiative Goal, the Funding Selection Process was as follows:

C. One Application that qualifies for the Local Revitalization Initiative Goal

If an Application that was selected to meet the Local Government Areas of Opportunity Goal described in a. above or SunRail Goal described in c. above, above also qualifies for the Local Revitalization Initiative Goal, this Goal will be considered met without selecting an additional Application.

If none of the Applications selected to meet the Local Government Areas of Opportunity Goal or SunRail Goal, also qualify for the Local Revitalization Initiative Goal, the next Application selected for funding will be the highest ranking eligible unfunded Priority I Application that qualifies for the Local Revitalization Initiative Goal, subject to the Funding Test and the County Award Tally.

If there are no eligible unfunded Priority I Applications that qualify for this Goal, then the highest ranking eligible unfunded Priority II Application that qualifies for the Local Revitalization Initiative Goal will be selected, subject to the Funding Test and the County Award Tally.

See RFA, p. 83.

17. A Review Committee comprised of Florida Housing staff was assigned to conduct the initial evaluation and scoring of the RFA responses. The Review Committee scored the applications and developed a chart listing the eligible and ineligible applications. See Exhibit B. The Review Committee also applied the funding selection criteria set forth in the RFA to develop a proposed allocation of funding to eligible participants. The preliminary rankings and allocations were presented to and approved by the Florida Housing Board on December 10, 2021. See Exhibit A.

18. Of the applications received in response to the RFA, ten applications were preliminarily selected for funding. See Exhibit A. Petitioner's Application satisfied all of the required elements of the RFA and is eligible for funding under Goal #3 as a Local Revitalization Initiative Development but was not preliminarily selected for funding. Six applications, including Florence Place and Dogwood Village at issue here, were selected within the Local Government Areas of Opportunity Goal (Goal #1); one application was selected within the SunRail Goal (Goal #2); because of the applications selected for funding within Goals 1 and 2, no application was preliminarily selected for funding within the Local Revitalization Initiative Goal (Goal #3); two applications were selected for funding within the Geographic Areas of Opportunity / SADDAs Goal (Goal #4); and, one Small County application was funded. In addition, two more applications were approved for funding by the Board on December 10, 2021. See Exhibit A.

19. The RFA and applicable rules provide an opportunity for applicants to file administrative challenges to the scoring and rankings set forth in the preliminary allocations. After

resolution of the administrative challenges, results will be presented to the Florida Housing Board for final approval prior to issuing invitations to the applicants in the funding range to enter the credit underwriting process.

20. A correct determination of the developments eligible for funding under the RFA has not been made. As a result of errors in the eligibility determinations, scoring and ranking process, applications that should have been deemed ineligible were included in the rankings and preliminary funding allocations posted on December 10, 2021. Three applications (Florence Place, Dogwood Village and Valencia at Twin Lakes) initially deemed eligible for funding are currently ranked higher than Petitioner's application. As set forth below, the eligibility determinations and preliminary ranking of those three applications failed to take into account the failure of each applicant to meet certain mandatory Eligibility Items set forth in the RFA and applicable Rules. Under the terms of the RFA and Florida Housing's rules, the higher-ranked applicants noted above, should be deemed ineligible and Petitioner's Application should be awarded housing tax credits for its proposed development in Okaloosa County under Goal #3, Local Revitalization Initiative.

21. Specifically, Florence Place (Application number 2022-029C) located in Polk County was determined to be eligible and preliminarily selected for funding under Goal #1, Local Government Area of Opportunity and also met Goal #3, Local Revitalization Initiative. See Exhibits A, B. As is more fully explained below, Florence Place should be deemed ineligible for funding for failure to meet the RFA requirements to demonstrate site control as of the Application Deadline. Dogwood Village (Application number 2022-068C) located in Alachua County, was also determined to be eligible and preliminarily selected for funding under Goal #1 and would also meet Goal #3. See Exhibits A, B. Florida Housing erred in determining that Dogwood Village met the qualifications and criteria to be considered eligible for a funding award because the

Dogwood Village application erroneously listed principals on its Applicant and Developer Disclosure Forms that are not principals and failed to list other individuals that are principals. Valencia at Twin Lakes (“Valencia”) (Application Number 2022-014C) located in Polk County, was not preliminarily selected for funding, but would be next in line for funding within Goal #3 if Florence Place and Dogwood Village are determined ineligible. See Exhibit B. Valencia, however, does not meet the qualifications and criteria to be considered eligible for a funding award because it failed to disclose that its development has scattered sites and, therefore, failed to meet the requirements for demonstrating site control and at least 2 other eligibility items listed on page 73 of the RFA.

Substantial Interests Affected

22. Petitioner’s substantial interests are affected because deeming Florence Place, Dogwood Village and Valencia eligible for funding results in those applications being ranked higher for funding selection purposes than Petitioner’s Application under Goal #3, Local Revitalization Initiative. See Madison Highlands, LLC v. Florida Housing Finance Corp., 220 So. 3d 467, 474 (Fla. 1st DCA 2017).

Errors in the Preliminary Awards and Determinations of Eligibility

Florence Place - Failure to Demonstrate Site Control

23. As a mandatory eligibility item, the RFA requires an Applicant to demonstrate that it has site control as of the Application Deadline. See RFA, p. 39. The evidence must be included with the application when submitted to be considered. See RFA, p. 2.

24. To demonstrate site control, the RFA states, in pertinent part:

7. Readiness to Proceed

a. Site Control

Demonstrate site control by providing, as Attachment 8 to Exhibit A, the properly completed and executed Florida Housing Finance Corporation Site Control Certification form (Form Rev. 08-18), which is provided on the RFA Webpage.

For the Site Control Certification form to be considered complete, as an attachment to the form, include the documentation required in Items (1), (2), and/or (3), as indicated below, demonstrating that it is a party to an eligible contract or lease, or is the owner of the subject property. Such documentation must include all relevant intermediate contracts, agreements, assignments, options, conveyances, intermediate leases, and subleases. If the proposed Development consists of Scattered Sites, site control must be demonstrated for all of the Scattered Sites.

(1) An eligible contract must meet all of the following conditions:

- (a) It must have a term that does not expire before February 28, 2022 or that contains extension options exercisable by the purchaser and conditioned solely upon payment of additional monies which, if exercised, would extend the term to a date that is not earlier than February 28, 2022;
- (b) It must specifically state that the buyer's remedy for default on the part of the seller includes or is specific performance;
- (c) The Applicant must be the buyer unless there is an assignment of the eligible contract, signed by the assignor and the assignee, which assigns all of the buyer's rights, title and interests in the eligible contract to the Applicant; and
- (d) The owner of the subject property must be the seller, or is a party to one or more intermediate contracts, agreements, assignments, options, or conveyances between or among the owner, the Applicant, or other parties, that have the effect of assigning the owner's right to sell the property to the seller. Any intermediate contract must meet the criteria for an eligible contract in (a) and (b) above. [Emphasis added.]

See RFA, p. 39.

25. In its application, Florence Place sought to demonstrate site control by providing an Assignment of Vacant Land Contract, which purports to assign rights to a "Vacant Land Contract, dated April 15, 2021, as amended." (emphasis supplied). An amended vacant land contract, however, is not included in the Application. The failure to include the amendment to the land contract is contrary to the requirements of the RFA that mandates all relevant intermediate contracts must be included to demonstrate site control as of the Application Deadline. Because Florence Place failed to include all required documents necessary to demonstrate site control as of the Application Deadline, its application is ineligible.

26. On its face, the Vacant Land Contract included in Florence Place's application also fails to meet the requirements of the RFA because the RFA requires the contract to have a term that does not expire before February 28, 2022. The Vacant Land Contract included in the application expired by its own terms on April 12, 2021. Section 3 of the Vacant Land Contract states:

Time for Acceptance: Effective Date: Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before April 12, 2021, this offer will be withdrawn and Buyer's deposit, if any, will be returned, The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is delivered. The "Effective Date" of this contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter-offer.

The Contract was signed by the Seller on April 12, 2021, but it was not signed by the Buyer until April 14, 2021. The Effective Date of the contract is specified as being April 15, 2021. There is no counter-offer noted on the face of the Vacant Land Contract or otherwise included in Florence Place's application that would extend the time for acceptance. Thus, on its face, the Contract demonstrates that it was not signed by both Buyer and Seller on or before April 12, 2021, and thus the offer, according to the specific terms of the Contract, was withdrawn.

27. In addition, paragraph 23 of the Vacant Land Contract is entitled "Additional Terms," but no additional terms are listed nor is there any indication that the parties entered into additional terms referenced in that section. Included with the documentation there is an Exhibit B labeled "Additional Terms," but there is no date on that document. Florida Housing is left to presume that those Additional Terms are additional terms to the Vacant Land Contract calling into question whether the contract submitted is the actual contract between the parties for the sale of the land.

Dogwood Village – Erroneous Applicant and Developer Principals Disclosure Forms

28. The RFA requires, as a mandatory eligibility item, that applicants identify the applicant, developer and all affiliates of the proposed development on a properly completed Principals Disclosure Form (the “Disclosure Form”). See, RFA, p. 72. The RFA provides:

c. Principals Disclosure for the Applicant and for each Developer and Priority Designation (5 points)

(1) Eligibility Requirements

To meet the submission requirements, upload the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) (“Principals Disclosure Form”) as outlined in Section Three above. Prior versions of the Principal Disclosure Form will not be accepted.

To meet eligibility requirements, the Principals Disclosure Form must identify, pursuant to subsections 67-48.002(94), 67-48.0075(8) and 67-48.0075(9), F.A.C., the Principals of the Applicant and Developer(s) as of the Application Deadline.

A Principals Disclosure Form should not include, for any organizational structure, any type of entity that is not specifically included in the Rule definition of Principals. Per subsection 67-48.002(94), F.A.C., any Principal other than a natural person must be a legally formed entity as of the Application deadline.

For Housing Credits, the investor limited partner of an Applicant limited partnership or the investor member of an Applicant limited liability company must be identified on the Principal Disclosure Form.

See RFA, pp. 12-13.

29. “Principal” is defined as:

- (a) For a corporation, each officer, director, executive director, and shareholder of the corporation.
- (b) For a limited partnership, each general partner and each limited partner of the limited partnership.
- (c) For a limited liability company, each manager and each member of the limited liability company.
- (d) For a trust, each trustee of the trust and all beneficiaries of majority age (i.e.; 18 years of age) as of Application deadline.
- (e) For a Public Housing Authority, each officer, director, commissioner, and executive director of the Authority. [Emphasis added.]

See Rule 67-48.002(94), F.A.C.

30. In its Application, Dogwood Village failed to disclose all of the Principals of the Applicant and Developer as required by Rule 67-48.002(94), F.A.C.

31. The Applicant, Ability DWV I, LLC, listed Ability DWV I MSM, LLC, as its Manager and non-investor member. Ability Housing, Inc., is listed on the second disclosure level as the sole member and manager of Ability DWV I MSM, LLC. Ability Housing, Inc. is also listed as the developer on the Developer Disclosure Form. As a corporation, Ability Housing, Inc. must list all officers, directors, executive directors and shareholders of the corporation on the Applicant and Developer Disclosure Forms. According to the Secretary of State, Division of Corporation's website, Michael L. Frumkin, is listed as a Director of Ability Housing, Inc., but he is not listed as a principal on the requisite Principals Disclosure Forms. In addition, Ann R. Reinert is listed on both Disclosure Forms as a Director, but her name is not listed as an officer or director for Ability Housing, Inc. on the Division of Corporation's website. Moreover, according to Ability Housing, Inc.'s website Cerita Battles and Belvin Perry, Jr. are listed as members of the Board of Directors of Ability Housing, but their names do not appear on the Disclosure Forms filed with Dogwood Village's application.

32. Dogwood Villages' failure to properly disclose all Principals on the Disclosure Forms is a material deviation from the requirements of the RFA, which renders Dogwood Village's application ineligible for funding. See HTG Village View, LLC, Petitioner v. Marquis Partners, Ltd., and Florida Housing Finance Corporation, DOAH No. 18-2156BID (DOAH July 27, 2018, FHFC Nov. 17, 2018).

Valencia – Failed to Disclose Scattered Sites and Demonstrate Site Control

33. If a proposed development is comprised of scattered sites, the RFA requires the applicant to disclose that in the application, as well as identify (1) the address number, street name,

and name of city, and/or (2) the street name, closest designated intersection, and either name of city or unincorporated area of county for each scattered site. See RFA, pp. 22, 72. In addition, the latitude and longitude coordinates must be provided as set forth in the RFA for the scattered sites. See RFA, p. 23.

34. In Valencia's Application, the Applicant states that there are no scattered sites. But, based on information available from the Polk County Property Appraiser's office, the property described in Valencia's Application appears to have two county rights-of-way (i.e., roads) running through the Property. A "scattered site" is defined in Rule 60-48.002(106), F.A.C., as:

. . . a Development site that, when taken as a whole, is comprised of real property that is not contiguous (each such non-contiguous site within a Scattered Site Development, is considered to be a "Scattered Site"). For purposes of this definition "contiguous" means touching at a point or along a boundary. Real property is contiguous if the only intervening real property interest is an easement, provided the easement is not a roadway or street. All of the Scattered Sites must be located in the same county.

Because Valencia's proposed project includes two roadways owned (by Application Deadline) by the City which divides the project's property, its development involves scattered sites which was not properly disclosed in Valencia's Application as required by the RFA.

35. Such lack of disclosure renders the Valencia application ineligible. Specifically, the application is ineligible because Valencia incorrectly answered the specific question set forth as an Eligibility Item of the RFA which mandates an applicant to disclose whether its development will be a "Scattered Sites Development" as defined in the RFA." See RFA, p. 73, 90. The Valencia application also failed to satisfy the Eligibility Item that requires Latitude and Longitude Coordinates to be provided for any Scattered Sites. See RFA, pp. 22-23, 73.

36. In addition, "if the proposed Development consists of scattered sites, site control must be demonstrated for all of the Scattered Sites." See RFA, pp. 23, 39. Attachment 8 of

Valencia's application includes a legal description referenced as Exhibit "A" as part of the Purchase and Sale Agreement which identifies the rights-of-way by outlines and specifically notes that the rights-of-way are "expected to be vacated." There is no documentation contained in Valencia's Application, however, documenting that the rights-of-way have been vacated by the Application Deadline.

37. Failure to disclose that the development includes scattered sites, failure to properly identify the scattered sites and failure to demonstrate site control over such scattered sites as of the Application Deadline, renders Valencia's Application ineligible for funding.

38. As a result of the foregoing, the applications filed by Florence Place, Dogwood Village and Valencia should be determined ineligible for funding.

39. In addition to the grounds set forth above, there may be additional grounds for reranking which may result in Petitioner being ranked in the funding range. Petitioner reserves the right to identify and raise additional scoring and ranking errors based upon information revealed during the protest process.

40. 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

41. Disputed issues of fact and law include, but are not limited to the following:

- a. Whether Florence Place provided all requisite documentation in compliance with the RFA to demonstrate site control.
- b. Whether Florence Place demonstrated site control as of the Application Deadline.
- c. Whether Dogwood Village identified all Principals on the Applicant and Developer Disclosure Forms as of the Application Deadline as required by the RFA.

- d. Whether Michael L. Frumkin was a Director of Ability Housing, Inc., as of the Application Deadline.
- e. Whether Ann R. Reinert was a Director of Ability Housing, Inc., as of the Application Deadline.
- f. Whether Cerita Battles and/or Belvin Perry, Jr. were directors of Ability Housing, Inc. as of the Application Deadline.
- g. Whether the Valencia development includes scattered sites. If so, whether Valencia complied with the requirements of the RFA regarding disclosure and identification of the scattered sites.
- h. Whether Valencia demonstrated site control over all scattered sites as of the Application Deadline.
- i. Whether Florence Place is eligible for funding under the RFA.
- j. Whether Dogwood Village is eligible for funding under the RFA.
- k. Whether Valencia is eligible for funding under the RFA.
- l. Whether the proposed awards are consistent with the RFA and the grounds on which the tax credits are to be allocated.
- m. Whether the proposed awards are based on a correct determination of the eligibility of applicants.
- n. Whether Florida Housing's proposed award of funding to Florence Place is clearly erroneous, arbitrary and capricious and/or contrary to competition;
- o. Whether Florida Housing's determination that Florence Place is an eligible Applicant is erroneous, arbitrary and capricious and/or contrary to competition;

- p. Whether Florida Housing's proposed award of funding to Dogwood Village is clearly erroneous, arbitrary and capricious and/or contrary to competition;
- q. Whether Florida Housing's determination that Dogwood Village is an eligible Applicant is erroneous, arbitrary and capricious and/or contrary to competition;
- r. Whether Florida Housing's determination that Valencia is an eligible Applicant is erroneous, arbitrary and capricious and/or contrary to competition and
- s. Such other issues as may be revealed during the protest process.

Concise Statement of Ultimate Facts

42. Petitioner participated in the RFA process in order to compete for an award of tax credits with other developers based on the scoring and ranking in the RFA. Other developments were incorrectly deemed eligible and unjustifiably elevated ahead of the Petitioner. Petitioner may be erroneously denied funding if the current proposed awards are allowed to become final.

43. Unless the eligibility determinations are corrected and preliminary allocations are revised, Petitioner may be excluded from funding and developers may be awarded tax credits contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

44. The process set forth in the RFA for determining eligible projects supports a determination that Florence Place, Dogwood Village and Valencia should be determined ineligible for funding based on the failure to meet the requisite mandatory items for funding eligibility.

45. Petitioner's Application for Princeton Grove should be selected for funding.

Reservation to Amend

46. Petitioner reserves the right to amend its Petition as discovery proceeds.

Statutes and Rules Entitling Relief

47. The statutes and rules which are applicable in this case and that require modification of the proposed allocations include, but are not limited to, Section 120.57(3) and Chapter 420, Part V, Florida Statutes, and Chapter 28-110 and 67-60, F.A.C.

Demand for Relief

48. Pursuant to Section 120.57(3), Florida Statutes, and Rules 28-110.004, F.A.C., the Petitioner requests 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 by mutual agreement, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before and Administrative Law Judge pursuant to Section 120.57(1) and (3), Florida Statutes.
- c. Recommended and Final Orders be entered determining that Florence Place, Dogwood Village and Valencia are ineligible for an award of funding pursuant to RFA 2021-201 and that Princeton Grove be awarded funding and invited to credit underwriting.

Respectfully submitted this 28th day of December, 2021.

/s/ J. Stephen Menton
J. Stephen Menton
Florida Bar No. 331181
Tana D. Storey
Florida Bar No. 514472
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119 South Monroe Street, Suite 202
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that this original has been filed with the Agency Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000 Tallahassee, Florida 32301 via email at: CorporationClerk@floridahousing.org and Ana.McGlamory@Floridahousing.org and an electronic copy provided to Hugh Brown, General Counsel, Florida Housing Finance Corporation, Hugh.Brown@floridahousing.org, via email, this 28th day of December 2021.

/s/ J. Stephen Menton
Attorney

RFA 2021-201 - Board Approved Preliminary Awards

Total HC for Medium Counties in RFA	14,971,500.00
Total HC Allocated to Medium Counties	14,677,900.00
Plus Unallocated Small County funding	283,250.00
Total HC for Medium Counties Remaining	576,850.00
Returned Medium County Funding approved by Board on 12/10/21	3,378,000.00
Additional Allocations to Medium County Applications	3,399,990.00
Medium County funding remaining	554,860.00

Total HC for Small Counties in RFA	1,573,250.00
Total HC Allocated to Small Counties	1,290,000.00
Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDAs Funding	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund six Applications that qualify for the Local Government Area of Opportunity Goal

2022-060C	Madison Grove	Osceola	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	A	Y	Y	12
2022-032C	Madison Oaks West	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	F	96	1,700,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	A	N	Y	37
2022-070C	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC	F	72	1,523,000	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	A	Y	Y	16
2022-004C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	90	1,699,900	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	A	N	Y	20
2022-029C	Florence Place	Polk	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	A	Y	Y	1
2022-068C	Dogwood Village	Alachua	M	Shannon L. Nazworth	Ability Housing, Inc.	F	96	1,675,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	A	N	Y	5

Goal to fund one Application that qualifies for the SunRail Goal

2022-022C	Banyan East Town Apartments	Seminole	M	Scott Zimmerman	BDG Banyan East Town Developer, LLC	F	111	1,700,000	Y	1	N	N	N	N	N	N	N	N	Y	15	Y	Y	A	Y	Y	48
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Goal to fund one Application that qualifies for the Local Community Revitalization Initiative Goal
Met above

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

2022-006C	Emery Cove	Leon	M	James R. Hoover	TVC Development, Inc.	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	A	Y	Y	14
2022-030C	Oaks at Green Key Apartments	Pasco	M	Donald W Paxton	BCP Development 21 LLC	F	72	1,280,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	A	Y	Y	17

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDAs Funding	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
Small County Applications																										
2022-046C	Arcadia Landings	DeSoto	S	Eric C. Miller	National Development of America, Inc.	E, Non-ALF	56	1,290,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	A	Y	Y	26

Remaining Medium County Applications selected during RCM
no Applications could meet the funding test with funding remaining at RCM

Awarded with funding approved by Board on Dec. 10, 2021

2022-023C	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	A	Y	Y	2
2022-075C	Bristol Manor	Volusia	M	Terry S Cummins	Bristol Manor Developer, LLC	E, Non-ALF	80	1,699,990	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	A	Y	Y	4

On December 10, 2021, 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.

RFA 2021-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number	
Eligible Applications																												
2022-001C	Clermont Ridge Senior Villas II	Lake	M	William Schneider	Turnstone Development Corporation; Clermont Ridge II Developer, LLC	E, Non-ALF	81	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	N	15	Y	Y	151,186.67	A	Y	Y	21
2022-002C	Griffin Lofts	Polk	M	Oscar A Sol	Griffin Lofts Dev, LLC	F	76	1,600,000	Y	1	N	N	N	N	N	Y	N	N	N	N	15	Y	Y	140,115.79	A	Y	Y	57
2022-003C	Leah Gardens	Escambia	M	James R. Hoover	TVC Development, Inc.	F	120	1,695,000	Y	1	N	Y	Y	Y	N	N	N	N	N	N	15	Y	Y	146,193.75	A	N	Y	73
2022-004C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	90	1,699,900	Y	1	N	Y	N	Y	N	N	N	N	N	N	15	Y	Y	144,491.50	A	N	Y	20
2022-005C	Tranquility at Lake Mary	Seminole	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	60	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	188,572.50	B	Y	Y	35	
2022-006C	Emery Cove	Leon	M	James R. Hoover	TVC Development, Inc.	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	146,625.00	A	Y	Y	14	
2022-007C	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	86	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	N	15	Y	Y	140,635.47	A	Y	Y	68
2022-008C	Turkey Creek Way Apartments	Baker	S	William Schneider	Turnstone Development Corporation	F	60	1,573,250	Y	1	N	N	N	N	N	N	N	N	N	N	15	Y	Y	188,884.40	A	Y	Y	52
2022-009C	Aero Vue Crossings	Osceola	M	Brett Green	Aero Vue Crossings Developer, LLC; Judd Roth Real Estate Development, Inc.	F	72	1,700,000	Y	1	N	N	N	N	N	Y	N	Y	N	N	15	Y	Y	157,143.75	B	Y	Y	9
2022-010C	Affinity Preserve	Seminole	M	Brett Green	Affinity Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.	F	72	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	N	15	Y	Y	157,143.75	B	Y	Y	29
2022-011C	Madison Palms	Okaloosa	M	James R. Hoover	TVC Development, Inc.	F	108	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	N	15	Y	Y	130,333.33	A	N	Y	70
2022-012C	Jacaranda Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	F	96	1,700,000	Y	1	N	Y	Y	Y	N	N	N	Y	N	15	Y	Y	127,563.75	A	Y	Y	39	
2022-013C	Madison Bay	Volusia	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	Y	2	N	Y	N	N	N	N	N	N	N	N	15	Y	Y	136,437.75	A	N	Y	30
2022-014C	Valencia at Twin Lakes	Polk	M	Michael Ruane	CORE FL Developer VII LLC	E, Non-ALF	80	1,700,000	Y	1	N	N	N	N	N	Y	N	N	N	N	15	Y	Y	141,429.38	A	Y	Y	32
2022-015C	Arbours at Merrillwood Family	Alachua	M	Sam T. Johnston	Arbour Valley Development, LLC; Alachua Housing Developer, LLC	F	96	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	N	15	Y	Y	136,361.25	A	Y	Y	47
2022-016C	Fairway Park	Polk	M	Matthew A. Rieger	HTG Fairway Park Developer, LLC	F	90	1,699,888	Y	2	N	Y	N	Y	N	Y	N	Y	N	N	15	Y	Y	144,490.48	A	Y	Y	45
2022-017C	Summit Villas	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	E, Non-ALF	74	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	N	15	Y	Y	153,903.94	A	Y	Y	19
2022-018C	Titusville Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	N	10	Y	Y	153,076.50	A	Y	Y	18
2022-019C	Palm Bay Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	N	10	Y	Y	153,076.50	A	Y	Y	63
2022-020C	Azalea Pointe	Putnam	S	Steve Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group, LLC; Neighborhood Housing and Development Corporation	F	64	1,355,000	Y	1	N	N	N	N	N	N	N	N	N	N	15	Y	Y	152,513.72	A	Y	Y	41
2022-021C	Avon Park Apartmets	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000	Y	1	N	N	N	N	N	Y	N	N	N	N	10	Y	Y	153,076.50	A	Y	Y	49
2022-022C	Banyan East Town Apartments	Seminole	M	Scott Zimmerman	BDG Banyan East Town Developer, LLC	F	111	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	Y	15	Y	Y	146,625.00	A	Y	Y	48
2022-023C	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	N	15	Y	Y	127,563.75	A	Y	Y	2
2022-024C	Pecan Creek	Brevard	M	Clifton E. Phillips	Roundstone Development, LLC	F	84	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	N	15	Y	Y	145,787.14	A	Y	Y	24
2022-025C	Falcon Trace	Osceola	M	Domingo Sanchez	DDER Development, LLC	F	96	1,700,000	Y	1	N	Y	N	Y	N	N	N	Y	Y	N	15	Y	Y	127,563.75	A	Y	Y	71
2022-026C	Cardinal Pointe	Sumter	M	Domingo Sanchez	DDER Development, LLC	F	72	1,550,000	Y	1	N	N	N	N	N	N	N	Y	N	N	15	Y	Y	155,077.50	B	Y	Y	15
2022-028C	Midtown Manor	Volusia	M	Donald W Paxton	BCP Development 21 LLC	F	82	1,550,000	Y	1	N	Y	N	N	N	Y	N	N	N	N	15	Y	Y	144,603.66	A	Y	Y	53
2022-029C	Florence Place	Polk	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	N	15	Y	Y	139,160.45	A	Y	Y	1
2022-030C	Oaks at Green Key Apartments	Pasco	M	Donald W Paxton	BCP Development 21 LLC	F	72	1,280,000	Y	1	N	N	N	N	N	N	N	Y	N	N	15	Y	Y	147,200.00	A	Y	Y	17
2022-031C	Madison Oaks East	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	88	1,700,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	N	15	Y	Y	147,784.09	A	N	Y	56
2022-032C	Madison Oaks West	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	F	96	1,700,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	N	15	Y	Y	146,625.00	A	N	Y	37

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-2012	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2022-033C	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	F	98	1,699,900	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	143,624.20	A	Y	Y	36
2022-034C	Leon Pointe	Leon	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc	F	96	1,580,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	136,275.00	A	Y	Y	61
2022-035C	Pine Meadows	Escambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc	F	96	1,580,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	136,275.00	A	Y	Y	33
2022-036C	Pine Lake Residences	Gadsden	S	Brett Green	Pine Lake Residences Developer, LLC; Judd Roth Real Estate Development, Inc.	F	76	1,525,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	166,144.74	A	Y	Y	64
2022-037C	Cypress Point Estates	Marion	M	Clifton E. Phillips	Roundstone Development, LLC	F	76	1,660,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	157,341.79	B	Y	Y	3
2022-038C	Woodlock Manor	Alachua	M	Scott Zimmerman	BDG Woodlock Manor Developer, LLC	E, Non-ALF	108	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	120,416.67	A	Y	Y	6
2022-039C	Gardens at Grandview	Columbia	S	Christopher L. Shear	MHP FL XI Developer, LLC	F	70	1,300,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	153,771.43	A	Y	Y	27
2022-040C	Pinnacle at Hammock Springs	Bay	M	David O. Deutch	Pinnacle Communities, LLC	F	92	1,700,000	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	153,000.00	A	Y	Y	28
2022-041C	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	139,160.45	A	Y	Y	58
2022-042C	Lafayette Square	Lee	M	David O. Deutch	Pinnacle Communities, LLC; Southwest Florida Affordable Housing Choice Foundation, Inc.	E, Non-ALF	80	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	131,529.32	A	Y	Y	74
2022-043C	Villages of New Augustine	Saint Johns	M	Shannon L. Nazworth	Ability Housing, Inc.	F	92	1,625,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	146,250.00	A	N	Y	38
2022-044C	The Lakes at Royal Palm	Lake	M	Clifton E. Phillips	Roundstone Development, LLC	F	84	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	145,787.14	A	Y	Y	72
2022-046C	Arcadia Landings	DeSoto	S	Eric C. Miller	National Development of America, Inc.	E, Non-ALF	56	1,290,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	165,940.07	A	Y	Y	26
2022-047C	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	F	80	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	131,529.32	A	Y	Y	22
2022-048C	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	E, Non-ALF	80	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	131,529.32	A	Y	Y	8
2022-049C	The Enclave at Northshore	Bay	M	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	94	1,699,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	138,269.68	A	Y	Y	11
2022-050C	Vistas at Fountainhead	Volusia	M	Donald W Paxton	BCP Development 21 LLC	F	88	1,560,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	146,781.82	A	Y	Y	59
2022-051C	Hermosa North Fort Myers	Lee	M	Michael R. Allan	Revital Development Group, LLC; National Development of America, Inc.; LCHA Developer, LLC	E, Non-ALF	80	1,675,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	129,595.06	A	Y	Y	54
2022-052C	The Pointe at Blairstone	Leon	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	98	1,688,500	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	142,661.02	A	Y	Y	65
2022-054C	Magnolia Senior	Leon	M	James S Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	110	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	132,229.09	A	Y	Y	78
2022-055C	The Pointe at Piney-Z	Leon	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	98	1,688,500	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	142,661.02	A	Y	Y	25
2022-056C	Villas at Academy Place	Seminole	M	Darren Smith	SHAG Villas at Academy Place Developer, LLC; SCHA Developer, LLC	F	60	1,410,000	Y	1	N	Y	N	Y	N	N	N	Y	N	15	Y	Y	157,434.68	B	N	Y	7
2022-057C	Grove Manor Phase II	Polk	M	Darren Smith	LWHA Development, LLC; SHAG Grove Manor Phase I Developer, LLC	F	78	1,700,000	Y	1	N	Y	N	Y	N	Y	N	N	N	15	Y	Y	146,011.43	A	Y	Y	46
2022-058C	Grande Park Apartments	Hernando	M	Brian J Parent	Outlook Development LLC; Parent Development LLC	F	80	1,699,900	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	175,939.65	B	Y	Y	50
2022-059C	Highland Park	Putnam	S	Brian J Parent	Outlook Development LLC; Parent Development LLC	F	58	1,475,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	199,125.00	B	Y	Y	69

RFA 2021-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-2012	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2022-060C	Madison Grove	Osceola	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	136,437.75	A	Y	Y	12
2022-061C	Herrington Creek	Escambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc	F	100	1,640,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	135,792.00	A	Y	Y	43
2022-062C	Veranda Estates	Alachua	M	William A Markel	JES Dev Co, Inc.	E, Non-ALF	104	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	125,048.08	A	Y	Y	55
2022-063C	Oak Vista Estates	Bay	M	William A Markel	JES Dev Co, Inc.	E, Non-ALF	50	1,340,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	178,367.40	B	Y	Y	77
2022-064C	Palmetto Retreat	Citrus	M	Joshua W Thomason	Orange Grove Housing Developers, LLC	F	64	1,425,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	184,359.38	B	Y	Y	10
2022-065C	Village Retreat	Bay	M	Joshua W Thomason	Orange Grove Housing Developers, LLC	E, Non-ALF	75	1,426,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	145,452.00	A	Y	Y	13
2022-066C	Camellia Grove	Leon	M	David O. Deutch	Pinnacle Communities, LLC; Big Bend Community Development Corporation	F	88	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	159,954.55	B	Y	Y	66
2022-067C	Red Fox Run Apartments	Osceola	M	Martin A. Petersen	Hallmark Development Partners, LLC; Calston Advisors, LLC; GSL Poinciana Place LLC	F	72	1,670,000	Y	1	N	N	N	N	N	N	N	Y	Y	15	Y	Y	154,370.63	B	Y	Y	40
2022-068C	Dogwood Village	Alachua	M	Shannon L. Nazworth	Ability Housing, Inc.	F	96	1,675,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	144,468.75	A	N	Y	5
2022-070C	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC	F	72	1,523,000	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	141,709.82	A	Y	Y	16
2022-071C	Orchard Springs	Columbia	S	William A Markel	JES Dev Co, Inc.	E, Non-ALF	76	1,573,250	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	158,360.03	A	Y	Y	44
2022-072C	Benschley Manor	Seminole	M	Terry S Cummins	Benschley Manor Developer, LLC	E, Non-ALF	80	1,699,990	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	141,428.54	A	Y	Y	60
2022-073C	Harwick Place	Seminole	M	Terry S Cummins	Harwick Place Developer, LLC	E, Non-ALF	41	1,040,000	Y	1	N	N	N	N	N	N	N	N	Y	15	Y	Y	168,822.44	B	Y	Y	42
2022-074C	Autumn Palms at Pondella	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	F	36	895,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	153,880.71	A	Y	Y	31
2022-075C	Bristol Manor	Volusia	M	Terry S Cummins	Bristol Manor Developer, LLC	E, Non-ALF	80	1,699,990	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	153,075.60	A	Y	Y	4
2022-076C	Hawthorne Terrace	Alachua	M	Michael Ruane	CORE FL Developer II LLC	E, Non-ALF	80	1,700,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	141,429.38	A	Y	Y	51
2022-077C	Bryant Commons	Manatee	M	Brian Evjen	Newstar Development, LLC; Norstar Development USA, L.P.	E, Non-ALF	53	1,600,000	Y	1	N	Y	N	N	Y	Y	N	N	N	15	Y	Y	217,467.17	B	Y	Y	23
2022-078C	The Preserve at Tamiami	Collier	M	Christopher L Shear	MHP Preserve Developer, LLC	E, Non-ALF	90	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	125,715.00	A	N	Y	62
Ineligible Applications																											
2022-027C	Real Terrace Apartment Homes	Columbia	S	John C Crowder	Harbor Club Resort, LLC	F	60	1,573,250	N	1	N	N	N	N	N	N	N	N	N	15	Y	Y	188,884.40	A	Y	Y	34
2022-045C	Meadow Park Phase II	DeSoto	S	Eric C. Miller	National Development of America, Inc.	F	56	1,285,000	N	1	N	N	N	N	N	N	N	N	N	15	Y	Y	165,296.89	A	Y	Y	76
2022-053C	Bayonet Gardens	Pasco	M	Christopher L Shear	MHP Bayonet Gardens Developer, LLC	E, Non-ALF	126	1,700,000	N	1	N	Y	Y	Y	N	Y	Y	N	N	15	Y	Y	103,214.29	A	Y	Y	67
2022-069C	Woodland Park Phase II	Alachua	M	Brian Evjen	Norstar Development USA, L.P.; GH A Development, LLC; Newstar Development, LLC	F	96	1,700,000	N	1	Y	Y	N	Y	N	N	N	N	N	15	Y	Y	118,634.29	A	Y	Y	75

On December 10, 2021, 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 time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

December 15, 2021

Sent via email

CorporationClerk@floridahousing.org
Ana.McGlamory@floridahousing.org

Ana McGlamory
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, FL 32301

RECEIVED

DEC 15 2021 8:00 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest, Request for Applications (RFA) 2021-201 Proposed
Funding Selections

Dear Corporation Clerk:

On behalf of Applicant HTG Princeton Grove, Ltd., for proposed development Princeton Grove (Application No. 2022-033C), we hereby give notice of the intent to protest the Preliminary Awards and the scoring and ranking of applications for RFA 2021-201 posted by Florida Housing Finance Corporation ("Florida Housing") on Friday, December 10, 2021, at 9:51 a.m. concerning *Housing Credit Financing For Affordable Housing Developments Located In Medium And Small Counties*. (See Attached)

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

Respectfully Submitted,

J. Stephen Menton

J. Stephen Menton

JSM/er

cc: Hugh Brown, General Counsel

EXHIBIT C

Total HC for Medium Counties in RFA	14,971,500.00
Total HC Allocated to Medium Counties	14,677,900.00
Plus Unallocated Small County funding	283,250.00
Total HC for Medium Counties Remaining	576,850.00
Returned Medium County Funding approved by Board on 12/10/21	3,378,000.00
Additional Allocations to Medium County Applications	3,399,990.00
Medium County funding remaining	554,860.00

Total HC for Small Counties in RFA	1,573,250.00
Total HC Allocated to Small Counties	1,290,000.00
Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDAs Funding	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund six Applications that qualify for the Local Government Area of Opportunity Goal

2022-060C	Madison Grove	Osceola	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	A	Y	Y	12
2022-032C	Madison Oaks West	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	F	96	1,700,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	A	N	Y	37
2022-070C	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, L.L.C.; Newstar Development, LLC	F	72	1,523,000	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	A	Y	Y	16
2022-004C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	90	1,699,900	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	A	N	Y	20
2022-029C	Florence Place	Polk	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	A	Y	Y	1
2022-068C	Dogwood Village	Alachua	M	Shannon L. Nazworth	Ability Housing, Inc.	F	96	1,675,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	A	N	Y	5

Goal to fund one Application that qualifies for the SunRail Goal

2022-022C	Banyan East Town Apartments	Seminole	M	Scott Zimmerman	BDG Banyan East Town Developer, LLC	F	111	1,700,000	Y	1	N	N	N	N	N	N	N	N	Y	15	Y	Y	A	Y	Y	48
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Goal to fund one Application that qualifies for the Local Community Revitalization Initiative Goal

Met above

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

2022-006C	Emery Cove	Leon	M	James R. Hoover	TVC Development, Inc.	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	A	Y	Y	14
2022-030C	Oaks at Green Key Apartments	Pasco	M	Donald W Paxton	BCP Development 21 LLC	F	72	1,280,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	A	Y	Y	17

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDAs Funding	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
Small County Applications																										
2022-046C	Arcadia Landings	DeSoto	S	Eric C. Miller	National Development of America, Inc.	E, Non-ALF	56	1,290,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	A	Y	Y	26

Remaining Medium County Applications selected during RCM
no Applications could meet the funding test with funding remaining at RCM

Awarded with funding approved by Board on Dec. 10, 2021

2022-023C	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	A	Y	Y	2
2022-075C	Bristol Manor	Volusia	M	Terry S Cummins	Bristol Manor Developer, LLC	E, Non-ALF	80	1,699,990	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	A	Y	Y	4

On December 10, 2021, 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.

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Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-2012	LGAO - submitted but not awarded in RFA 2020-2017	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																											
2022-001C	Clermont Ridge Senior Villas II	Lake	M	William Schneider	Turnstone Development Corporation; Clermont Ridge II Developer, LLC	E, Non-ALF	81	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	151,186.67	A	Y	Y	21
2022-002C	Griffin Lofts	Polk	M	Oscar A. Sol	Griffin Lofts Dev. LLC	F	76	1,600,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	140,115.79	A	Y	Y	57
2022-003C	Leah Gardens	Escambia	M	James R. Hoover	TVC Development, Inc.	F	120	1,695,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	146,193.75	A	N	Y	73
2022-004C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	90	1,699,900	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	144,491.50	A	N	Y	20
2022-005C	Tranquility at Lake Mary	Seminole	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	60	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	188,572.50	B	Y	Y	35
2022-006C	Emery Cove	Leon	M	James R. Hoover	TVC Development, Inc.	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	146,625.00	A	Y	Y	14
2022-007C	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	86	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	140,635.47	A	Y	Y	68
2022-008C	Turkey Creek Way Apartments	Baker	S	William Schneider	Turnstone Development Corporation	F	60	1,573,250	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	188,884.40	A	Y	Y	52
2022-009C	Aero Vue Crossings	Osceola	M	Brett Green	Aero Vue Crossings Developer, LLC; Judd Roth Real Estate Development, Inc.	F	72	1,700,000	Y	1	N	N	N	N	N	Y	N	Y	N	15	Y	Y	157,143.75	B	Y	Y	9
2022-010C	Affinity Preserve	Seminole	M	Brett Green	Affinity Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.	F	72	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	157,143.75	B	Y	Y	29
2022-011C	Madison Palms	Okaloosa	M	James R. Hoover	TVC Development, Inc.	F	108	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	130,333.33	A	N	Y	70
2022-012C	Iacarana Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	F	96	1,700,000	Y	1	N	Y	Y	Y	N	N	N	Y	N	15	Y	Y	127,563.75	A	Y	Y	39
2022-013C	Madison Bay	Volusia	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	Y	2	N	Y	N	N	N	N	N	N	N	15	Y	Y	136,437.75	A	N	Y	30
2022-014C	Valencia at Twin Lakes	Polk	M	Michael Ruane	CORE FL Developer VII LLC	E, Non-ALF	80	1,700,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	141,429.38	A	Y	Y	32
2022-015C	Arbours at Merrilwood Family	Alachua	M	Sam T. Johnston	Arbour Valley Development, LLC; Alachua Housing Developer, LLC	F	96	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	136,361.25	A	Y	Y	47
2022-016C	Fairway Park	Polk	M	Matthew A. Rieger	HTG Fairway Park Developer, LLC	F	90	1,699,888	Y	2	N	Y	N	Y	N	Y	N	Y	N	15	Y	Y	144,490.48	A	Y	Y	45
2022-017C	Summit Villas	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	E, Non-ALF	74	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	153,903.94	A	Y	Y	19
2022-018C	Titusville Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	10	Y	Y	153,076.50	A	Y	Y	18
2022-019C	Palm Bay Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	10	Y	Y	153,076.50	A	Y	Y	63
2022-020C	Azalea Pointe	Putnam	S	Steve Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group, LLC; Neighborhood Housing and Development Corporation	F	64	1,355,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	152,513.72	A	Y	Y	41
2022-021C	Avon Park Apartmets	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	1,700,000	Y	1	N	N	N	N	N	Y	N	N	N	10	Y	Y	153,076.50	A	Y	Y	49
2022-022C	Banyan East Town Apartments	Seminole	M	Scott Zimmerman	BDG Banyan East Town Developer, LLC	F	111	1,700,000	Y	1	N	N	N	N	N	N	N	N	Y	15	Y	Y	146,625.00	A	Y	Y	48
2022-023C	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	F	96	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	127,563.75	A	Y	Y	2
2022-024C	Pecan Creek	Brevard	M	Clifton E. Phillips	Roundstone Development, LLC	F	84	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	145,787.14	A	Y	Y	24
2022-025C	Falcon Trace	Osceola	M	Domingo Sanchez	DDER Development, LLC	F	96	1,700,000	Y	1	N	Y	N	Y	N	N	N	Y	Y	15	Y	Y	127,563.75	A	Y	Y	71
2022-026C	Cardinal Pointe	Sumter	M	Domingo Sanchez	DDER Development, LLC	F	72	1,550,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	155,077.50	B	Y	Y	15
2022-028C	Midtown Manor	Volusia	M	Donald W Paxton	BCP Development 21 LLC	F	82	1,550,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	144,603.66	A	Y	Y	53
2022-029C	Florence Place	Polk	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	139,160.45	A	Y	Y	1
2022-030C	Oaks at Green Key Apartments	Pasco	M	Donald W Paxton	BCP Development 21 LLC	F	72	1,280,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	147,200.00	A	Y	Y	17
2022-031C	Madison Oaks East	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	88	1,700,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	147,784.09	A	N	Y	56
2022-032C	Madison Oaks West	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	F	96	1,700,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	146,625.00	A	N	Y	37

RFA 2021-201 - Board Approved Scoring Results

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Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-2012	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2022-033C	Princeton Grove	Okaloosa	M	Matthew A. Rieger	HTG Princeton Grove Developer, LLC	F	98	1,699,900	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	143,624.20	A	Y	Y	36
2022-034C	Leon Pointe	Leon	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	96	1,580,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	136,275.00	A	Y	Y	61
2022-035C	Pine Meadows	Escambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	96	1,580,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	136,275.00	A	Y	Y	33
2022-036C	Pine Lake Residences	Gadsden	S	Brett Green	Pine Lake Residences Developer, LLC; Judd Roth Real Estate Development, Inc.	F	76	1,525,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	166,144.74	A	Y	Y	64
2022-037C	Cypress Point Estates	Marion	M	Clifton E. Phillips	Roundstone Development, LLC	F	76	1,660,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	157,341.79	B	Y	Y	3
2022-038C	Woodlock Manor	Alachua	M	Scott Zimmerman	BDG Woodlock Manor Developer, LLC	E, Non-ALF	108	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	120,416.67	A	Y	Y	6
2022-039C	Gardens at Grandview	Columbia	S	Christopher L. Shear	MHP FL XI Developer, LLC	F	70	1,300,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	153,771.43	A	Y	Y	27
2022-040C	Pinnacle at Hammock Springs	Bay	M	David O. Deutch	Pinnacle Communities, LLC	F	92	1,700,000	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	153,000.00	A	Y	Y	28
2022-041C	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	139,160.45	A	Y	Y	58
2022-042C	Lafayette Square	Lee	M	David O. Deutch	Pinnacle Communities, LLC; Southwest Florida Affordable Housing Choice Foundation, Inc.	E, Non-ALF	80	1,700,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	131,529.32	A	Y	Y	74
2022-043C	Villages of New Augustine	Saint Johns	M	Shannon L. Nazworth	Ability Housing, Inc.	F	92	1,625,000	Y	1	N	Y	Y	Y	N	Y	N	N	N	15	Y	Y	146,250.00	A	N	Y	38
2022-044C	The Lakes at Royal Palm	Lake	M	Clifton E. Phillips	Roundstone Development, LLC	F	84	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	145,787.14	A	Y	Y	72
2022-046C	Arcadia Landings	DeSoto	S	Eric C. Miller	National Development of America, Inc.	E, Non-ALF	56	1,290,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	165,940.07	A	Y	Y	26
2022-047C	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	F	80	1,700,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	131,529.32	A	Y	Y	22
2022-048C	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	E, Non-ALF	80	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	131,529.32	A	Y	Y	8
2022-049C	The Enclave at Northshore	Bay	M	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	94	1,699,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	138,269.68	A	Y	Y	11
2022-050C	Vistas at Fountainhead	Volusia	M	Donald W Paxton	BCP Development 21 LLC	F	88	1,560,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	146,781.82	A	Y	Y	59
2022-051C	Hermosa North Fort Myers	Lee	M	Michael R. Allan	Revital Development Group, LLC; National Development of America, Inc.; LCHA Developer, LLC	E, Non-ALF	80	1,675,000	Y	1	N	Y	N	N	N	N	N	N	N	15	Y	Y	129,595.06	A	Y	Y	54
2022-052C	The Pointe at Blairstone	Leon	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	98	1,688,500	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	142,661.02	A	Y	Y	65
2022-054C	Magnolia Senior	Leon	M	James S Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	110	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	132,229.09	A	Y	Y	78
2022-055C	The Pointe at Piney-Z	Leon	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	98	1,688,500	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	142,661.02	A	Y	Y	25
2022-056C	Villas at Academy Place	Seminole	M	Darren Smith	SHAG Villas at Academy Place Developer, LLC; SCHA Developer, LLC	F	60	1,410,000	Y	1	N	Y	N	Y	N	N	N	Y	N	15	Y	Y	157,434.68	B	N	Y	7
2022-057C	Grove Manor Phase II	Polk	M	Darren Smith	LWHA Development, LLC; SHAG Grove Manor Phase I Developer, LLC	F	78	1,700,000	Y	1	N	Y	N	Y	N	Y	N	N	N	15	Y	Y	146,011.43	A	Y	Y	46
2022-058C	Grande Park Apartments	Hernando	M	Brian J Parent	Outlook Development LLC; Parent Development LLC	F	80	1,699,900	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	175,939.65	B	Y	Y	50
2022-059C	Highland Park	Putnam	S	Brian J Parent	Outlook Development LLC; Parent Development LLC	F	58	1,475,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	199,125.00	B	Y	Y	69

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Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO - submitted but not awarded in RFA 2019-113 AND 2020-201?	LGAO - submitted but not awarded in RFA 2020-201?	LGAO - lower preference?	Qualifies for the Revitalization Goal?	Revit. - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2022-060C	Madison Grove	Osceola	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	136,437.75	A	Y	Y	12
2022-061C	Harrington Creek	Escambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	100	1,640,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	135,792.00	A	Y	Y	43
2022-062C	Veranda Estates	Alachua	M	William A Markel	JES Dev Co, Inc.	E, Non-ALF	104	1,700,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	125,048.08	A	Y	Y	55
2022-063C	Oak Vista Estates	Bay	M	William A Markel	JES Dev Co, Inc.	E, Non-ALF	50	1,340,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	178,367.40	B	Y	Y	77
2022-064C	Palmetto Retreat	Citrus	M	Joshua W Thomason	Orange Grove Housing Developers, LLC	F	64	1,425,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	184,359.38	B	Y	Y	10
2022-065C	Village Retreat	Bay	M	Joshua W Thomason	Orange Grove Housing Developers, LLC	E, Non-ALF	75	1,426,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	145,452.00	A	Y	Y	13
2022-066C	Camellia Grove	Leon	M	David O. Deutch	Pinnacle Communities, LLC; Big Bend Community Development Corporation	F	88	1,700,000	Y	1	N	N	N	N	N	N	N	Y	N	15	Y	Y	159,954.55	B	Y	Y	66
2022-067C	Red Fox Run Apartments	Osceola	M	Martin A. Petersen	Hallmark Development Partners, LLC; Calston Advisors, LLC; GSI Poinciana Place LLC	F	72	1,670,000	Y	1	N	N	N	N	N	N	N	Y	Y	15	Y	Y	154,370.63	B	Y	Y	40
2022-068C	Dogwood Village	Alachua	M	Shannon L. Nazworth	Ability Housing, Inc.	F	96	1,675,000	Y	1	N	Y	N	N	N	Y	N	N	N	15	Y	Y	144,468.75	A	N	Y	5
2022-070C	The Verandas of Punta Gorda III	Charlotte	M	Richard L Higgins	Norstar Development USA, L.P.; Punta Gorda Developers, LLC.; Newstar Development, LLC	F	72	1,523,000	Y	1	N	Y	N	Y	N	N	N	N	N	15	Y	Y	141,709.82	A	Y	Y	16
2022-071C	Orchard Springs	Columbia	S	William A Markel	JES Dev Co, Inc.	E, Non-ALF	76	1,573,250	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	158,360.03	A	Y	Y	44
2022-072C	Benschley Manor	Seminole	M	Terry S Cummins	Benschley Manor Developer, LLC	E, Non-ALF	80	1,699,990	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	141,428.54	A	Y	Y	60
2022-073C	Harwick Place	Seminole	M	Terry S Cummins	Harwick Place Developer, LLC	E, Non-ALF	41	1,040,000	Y	1	N	N	N	N	N	N	N	N	Y	15	Y	Y	168,822.44	B	Y	Y	42
2022-074C	Autumn Palms at Pondella	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	F	36	895,000	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	153,880.71	A	Y	Y	31
2022-075C	Bristol Manor	Volusia	M	Terry S Cummins	Bristol Manor Developer, LLC	E, Non-ALF	80	1,699,990	Y	1	N	N	N	N	N	N	N	N	N	15	Y	Y	153,075.60	A	Y	Y	4
2022-076C	Hawthorne Terrace	Alachua	M	Michael Ruane	CORE FL Developer II LLC	E, Non-ALF	80	1,700,000	Y	1	N	N	N	N	N	Y	N	N	N	15	Y	Y	141,429.38	A	Y	Y	51
2022-077C	Bryant Commons	Manatee	M	Brian Evjen	Newstar Development, LLC; Norstar Development USA, L.P.	E, Non-ALF	53	1,600,000	Y	1	N	Y	N	N	Y	Y	N	N	N	15	Y	Y	217,467.17	B	Y	Y	23
2022-078C	The Preserve at Tamiami	Collier	M	Christopher L Shear	MHP Preserve Developer, LLC	E, Non-ALF	90	1,700,000	Y	1	N	Y	Y	Y	N	N	N	N	N	15	Y	Y	125,715.00	A	N	Y	62
Ineligible Applications																											
2022-027C	Real Terrace Apartment Homes	Columbia	S	John C Crowder	Harbor Club Resort, LLC	F	60	1,573,250	N	1	N	N	N	N	N	N	N	N	N	15	Y	Y	188,884.40	A	Y	Y	34
2022-045C	Meadow Park Phase II	DeSoto	S	Eric C. Miller	National Development of America, Inc.	F	56	1,285,000	N	1	N	N	N	N	N	N	N	N	N	15	Y	Y	165,296.89	A	Y	Y	76
2022-053C	Bayonet Gardens	Pasco	M	Christopher L Shear	MHP Bayonet Gardens Developer, LLC	E, Non-ALF	126	1,700,000	N	1	N	Y	Y	Y	N	Y	Y	N	N	15	Y	Y	103,214.29	A	Y	Y	67
2022-069C	Woodland Park Phase II	Alachua	M	Brian Evjen	Norstar Development USA, L.P.; GHA Development, LLC; Newstar Development, LLC	F	96	1,700,000	N	1	Y	Y	N	Y	N	N	N	N	N	15	Y	Y	118,634.29	A	Y	Y	75

On December 10, 2023, 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 time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.