

BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

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FLORIDA HOUSING
FINANCE CORPORATION

HTG SPRING, LLC
Petitioner,

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

vs.

FLORIDA HOUSING
FINANCE CORPORATION.
Respondent.

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

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

Introduction

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

Parties

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

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

Notice

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

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

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

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

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

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

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

Background

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

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

RFA 2018-110

14. Through the RFA process Florida Housing anticipated awarding up to an estimated \$14,397,104 of Housing Credits to proposed Developments that are located in Medium Counties. (RFA at p. 2)

15. Review Committee members independently evaluate and score their assigned portions of the submitted applications based on various mandatory and scored items. The maximum point total that an applicant can receive is 30 points. (RFA at p. 70) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at p. 67)

16. The RFA has various Funding Goals,

a. The Corporation has a goal to fund one new construction Development with a Demographic commitment of Elderly Assisted Living Facility (ALF). Only one Elderly ALF Development will be selected for funding under this RFA.

b. The Corporation has a goal to fund one proposed Development wherein the Application applied and qualified as a Non-Profit.

c. The Corporation has a goal to fund two Developments that qualify for the Local Government Areas of Opportunity Funding.

d. The Corporation has a goal to fund two Developments with a Demographic commitment of Family that are located entirely in a Geographic Areas of Opportunity/Small Area Difficult to Development Area.

- Note: During the Funding Selection Process outlined below, Developments selected for these goals will only count toward one goal. For example, if a Development is selected for the Elderly ALF goal but also qualifies for the Non-Profit goal, the Development will only count towards the Elderly ALF goal and another Development will be considered for the Non-Profit goal.

RFA at p. 70.

17. The RFA provides that all eligible Applications will be ranked by the following Sorting Order,

(1) Applications with a Demographic Commitment of Elderly ALF:

The highest scoring Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated as follows:

- (a) First, by the Application's Operating/Administering Experience related to Assisted Living Facilities score, as outlined in Section Four C. of the RFA, from highest score to lowest score;
- (b) Next by the Applicants eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.c of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- (c) Next, by the Applications eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A. 10.c of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (d) Next, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b.(4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (e) Next, by the Application's Leverage Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);

- (f) Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
 - (g) And finally, by lottery number, resulting in the lowest lottery number receiving preference.
- (2) Applications with a Demographic Commitment of Family or Elderly Non-AIF:

The highest scoring Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated as follows:

- (a) First, by the Applicants eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.c. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- (b) Next, by the Applications eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A. 10.c. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (c) Next, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b.(4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (d) Next, by the Application's Leverage Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);
- (e) Next, by the Application's eligibility for the Florida Job creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (f) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

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

- a. The first Application that will be considered for funding will be the highest ranking eligible new construction Application with a Demographic commitment of Elderly ALF. Once this Goal is met, or if there is no eligible Application that meets this goal, no further Developments with a Demographic commitment of Elderly ALF will be funded.
- b. The next Application that will be considered for funding will be the highest ranking eligible Application wherein the Applicant applied and qualified as a Non-Profit.
- c. The next two Applications that will be considered for funding will be the highest ranking eligible Applications that qualify for the Local Government Area of Opportunity Funding Goal.
- d. The next two Applications select (sic) for funding will be the highest ranking eligible Family Applications that qualify for the Geographic Area of Opportunity/HUD-designated SADDA Goal.
- e. Once the Goals in a. through d. above are met, or if there are no eligible Applications that meets these goals, the next Applications selected for funding will be the highest ranking eligible unfunded Applications that (i) meet the Funding Test and (ii) have a County Award Tally that is less than or equal to any other eligible unfunded Applications.
- f. If Housing Credit funding remains and no unfunded eligible Application can meet the Funding Test, no further Applications will be selected and the remaining funding will be distributed as approved by the Board.

(RFA at p.72-73)

19. The selection process was carried out by the members of the Review Committee at a public meeting held on March 22, 2019.

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

-2019-197C- Oasis at Renaissance Preserve LP (Lee County)

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

- 2019-190C- Jersey Gardens, Ltd. (Polk County)
- 2019-316C- Blue SW 26 Street, LLC (Manatee County)
- 2019-283C- HTG Lafayette, LLC (Leon County)
- 2019-253C- Macie Creek, Ltd. (Clay County)
- 2019-364C- JPM Outlook Apartments Ten, LLC (Hernando County)
- 2019-345C- Norton Commons, Ltd. (Seminole County)
- 2019-307C- Harrison Parc, LLC (Brevard County)
- 2019-335C- Wildwood Preserve Senior Living Partners, Ltd. (Sumter County)

21. HTG Spring, Application 2019-280C in Sarasota County was deemed eligible but unfunded. The scoring committee erroneously found Harrison Parc eligible for funding, but had Harrison Parc been deemed ineligible, then HTG Spring would have been selected for funding.

Harrison Parc

Proximity Points

22. The RFA provides,

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

Requirements and Funding Preference Qualifications

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

a county other than Bay County must achieve a minimum number of total proximity points to be eligible for funding. ...

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

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

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

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

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

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

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

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

Substantial Interests Affected

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

28. Petitioner is substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Petitioners ability to obtain funding through the RFA. Consequently, Petitioners have standing to initiate and participate in this and related proceedings.

29. Petitioner is entitled to a Formal Administrative Hearing pursuant to Sections 120.57(1) and 120.57(3), Florida statutes, to resolve the issues set forth in this Petition.

Disputed Issues of Material Fact and Law

30. Disputed issues of material fact and law exist and entitle Petitioners to a Formal Administrative Hearing pursuant to Section 120.57(1), Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:

- a. Whether the Public Bus Transit Stop identified by Harrison Parc was in existence and in use as of the Application Deadline;

- b. Whether the proximity points score of Harrison Parc meets the Required Minimum Total of proximity points in order to be deemed eligible;
- c. Whether the Site Plan submitted by Harrison Parc accurately reflected the proposed development, including the number of residential buildings;
- d. Such other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

31. Petitioner is entitled to relief pursuant to Section 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, and 67-60, Florida Administrative Code.

Concise Statement of Ultimate Fact and Law, Including the Specific Facts Warranting Reversal of the Agency's Intended Award

32. Petitioner participated in the RFA process to compete for an award of Housing Credit funds based upon the delineated scoring and ranking criteria in the RFA. Harrison Parc should be deemed ineligible for having identified a Public Bus Transfer Stop that was not in existence and available for use as of the Application Deadline resulting in a Proximity Point score below the minimum required to be eligible for funding.

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

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

Right to Amend the Petition

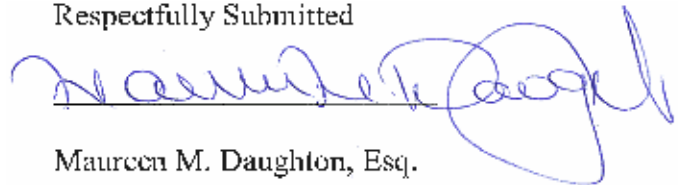
35. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

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

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

Dated this 8th day of April 2019.

Respectfully Submitted



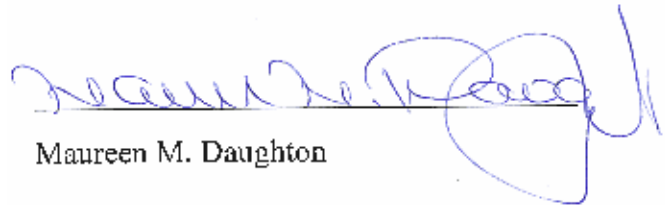
Maureen M. Daughton, Esq.
FBN 0655805

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

Counsel for HTG Spring, LLC

CERTIFICATE OF SERVICE

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


Maureen M. Daughton

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	DeMO Commitment	Total Units	Competitive HC Request Amount	Eligible for Funding?	Qualifies for the Elderly ALP	MF Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA Funding Goal?	Total Points	Operating/ Administrative Exp	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category	Leasing Classification	Florida Job Creation Preference	Lottery Number
2018-3532	Remix One Apartments	Seasata	David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	C, Non-ALP	40	550,000	Y	N	N	N	N	10	0	Y	Y	N	A	N	38
2018-3533	Sebastian's Landing	Indian River	David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,580,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	312
2018-3534	Pinewood Terrace	Escambia	Brian Parent	IPM Outlook LLC, Timshel Hill Tide Developers, LLC	F	64	1,215,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	77
2018-3535	Lakeview Village	Polk	Brian Parent	IPM Outlook LLC, Timshel Hill Tide Developers, LLC	F, Non-ALP	67	975,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	9
2019-1360	Grand Park Senior Apartments	Leonardo	Brian Parent	IPM Outlook LLC, Timshel Hill Tide Developers, LLC	E, Non-ALP	72	1,645,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	132
2018-3537	The Point at 3125 Glenview	Leon	Joseph F. Chapman, IV	Royal American Properties, LLC	F	112	1,635,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	93
2018-3538	Hatch Brook Place Apartments	Marion	Brian Parent	IPM Outlook LLC, Timshel Hill Tide Developers, LLC	F, Non-ALP	92	1,670,200	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	128
2018-3539	Huntington Place	Lee	Brian Parent	IPM Outlook LLC, Timshel Hill Tide Developers, LLC	F	46	870,200	Y	N	N	N	N	17	0	Y	Y	Y	A	Y	58
2018-3540	Pointing at Kings Pointe	Flagler	Danilo W. Pastor	BCP Development 18 LLC	F	220	1,588,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	16
2018-3541	Highway Curve	Herrando	Brian Parent	IPM Outlook LLC, Timshel Hill Tide Developers, LLC	E, Non-ALP	52	1,599,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	10
2018-3542	Highline Apartment Homes at Lyndell	Bay	Michael Snedgrass	Builders Development Corporation	F	72	1,382,749	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	23
2018-3543	The Meadows at Yorkshire	Bay	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALP	102	1,695,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	149
2018-3544	Pinechade at Grande Park	Herrando	Brian Parent	IPM Outlook LLC, Timshel Hill Tide Developers, LLC	F	90	1,570,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	5
2018-3545	Linnard Hall	St. Lucie	David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	138	1,690,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	35
2018-3546	Village at Fourchman Way	Volusia	Danilo W. Pastor	BCP Development 18 LLC	F	96	2,215,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	32
2018-3547	U.S. Male Springs	Brevard	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,632,210	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	137
2018-3548	Carrington Place	Volusia	Timothy M. Mullen	JLC Florida Development, LLC	F	72	1,602,300	Y	N	N	N	N	10	0	Y	Y	Y	D	Y	36

- Exhibit A

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Taxable Units	Competitive B Request Amount	Eligible For Funding?	Qualifies for the Elderly ALF?	NP Goal?	Local Government Area of Opportunity Goal?	Opportunity / SADA Funding Goal?	Taxable Units	Operating/ Administering Exp.	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category	Leveraging Classification	Flexibility in Creation Program	Lottery Number
Ineligible Applications																				
2018-183C	Walden Terrace	Sebastian	Patrick F. Law	American Residential Communities, LLC	F, Non-ALF	88	1,650,000	N	N	N	N	N	10	0	Y	Y	Y	A	Y	14
2018-185C	Amarillo Phase II	Sebastian	Joseph Chambers	HRM Affordable Development, LLC; DB Development; Herdco, LLC; SCMM Florida Holdings, Inc.	F	80	1,670,000	N	N	N	Y	N	10	0	Y	Y	Y	A	Y	30
2018-186C	Union Village Apartments	Maitland	Richard L. Higgins	Norstar Development, USA, LP	F	50	1,000,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	80
2018-208C	Bayview Pointe	Bay	William A. Marshall	BS Dev Co, Inc.	F	100	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	144
2018-248C	The Villas at Meadowcreek	Citrus	Matthew A. Begger	ITG Meadowcreek Develop 47, LLC	F, Non-ALF	96	2,400,000	N	N	Y	N	N	10	0	Y	Y	Y	B	Y	160
2018-291C	The Villas at	St. Lucie	Matthew A. Begger	ITG Villas II Development, LLC	F, Non-ALF	91	2,300,000	N	N	Y	N	N	10	0	Y	Y	Y	B	Y	163
2018-310C	Bergson Place	Citrus	Matthew A. Begger	ITG Bergson Development, LLC	F	84	1,500,000	N	N	Y	N	N	10	0	Y	Y	Y	B	Y	64
2018-355C	Carroll Oaks	Citrus	Paula MacDonald Knodes	Victus Development, LLC; AOC Communities, LLC	F, Non-ALF	100	1,648,000	N	N	N	N	N	10	0	Y	Y	Y	A	Y	115
2018-322C	East Ponce Phase II	Leak	Allen D. Villa, Jr.	East Ponce Phase Two Development, LLC	F	84	1,750,000	N	N	N	N	N	10	0	Y	Y	Y	A	Y	153
2018-355C	Woodbridge Apartments	Leak	Brian Parent	IPM Development, LLC; Outlook Development, LLC	F	12	300,000	N	N	N	Y	N	10	0	Y	Y	Y	D	Y	67

11C Request Amount was adjusted during scoring. This also affected the Conversion of Funding as calculated.

11D Location funding per setaside was adjusted during scoring.

On March 22, 2019, the Board of Directors of Citrus County Finance Commission approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful applicant may file a notice of protest in a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28.10, F.A.C. and Rule 28.10, 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 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developer	Deeds Commitment	Total Units	Competitive b/c Request Amount	Eligible For Funding?	Qualifies for the Elderly Act	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SAPRA	Funding Goal?	Total Points	Operating/ Administering Exp	Proximity Funding Preference	Per Unit Construction	Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
Eligible Applications																						
2018-129C	Medison Palms	Clay	James R. Hoover	TWC Development, Inc.	E, Non-ALE	93	1,532,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	174
2018-189C	Moniston Meadows	Clay	James R. Hoover	TWC Development, Inc.	E, Non-ALE	95	1,552,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	164
2018-181C	Moniston Meadows	Clay	Patrick E. Lee	American Residential Communities, LLC	E, Non-ALE	70	1,674,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	57
2018-182C	Moniston Meadows	Clay	James R. Hoover	TWC Development, Inc.	E, Non-ALE	91	1,636,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	49
2018-183C	Moniston Meadows	Clay	James R. Hoover	American Residential Communities, LLC	E, Non-ALE	74	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	27
2018-184C	Moniston Meadows	Clay	Patrick E. Lee	American Residential Communities, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-185C	Moniston Meadows	Clay	Patrick E. Lee	American Residential Communities, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-186C	Moniston Meadows	Clay	Patrick E. Lee	American Residential Communities, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-187C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-188C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-189C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-190C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-191C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-192C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-193C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-194C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-195C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-196C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-197C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-198C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-199C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-200C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107
2018-201C	Moniston Meadows	Clay	Oscar A. Sol	Moniston Meadows, LLC	E, Non-ALE	88	1,700,000	Y	N	N	N	N	N	20	0	Y	Y	Y	Y	A	Y	107

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2018-2100	Westside Phase I	Volusia	Douglas Smith	New Smart? Design Refinement Partners, LLC; NSB/IDC Developer, LLC	E, Non-A, F	80	1,600,000	Y	Y	Y	Y	Y	10	0	Y	Y	Y	Y	121
2018-2101	Immunity at Brookville	Hernando	Robert B. Coats, III	Timber Hill Time Developers, LLC; Rainier Equine and E-Development, LLC; PM Outlook LLC	F	87	1,600,000	Y	N	Y	N	N	10	0	Y	Y	Y	Y	34
2018-2102	Harmony at Mount Dora	Lake	Robert B. Coats, III	Timber Hill Time Developers, LLC; Bryan Foundation E-Development, LLC; PM Outlook LLC	E, Non-A, F	64	1,700,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	Y	128
2018-2103	Tranquility at Lakeford	Polk	Todd W. Wind	Timber Hill Time Developers, LLC; JPM Outlook LLC	F	93	1,700,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	Y	178
2018-2104	Peace Reserve at Mount Dora	Lake	Alan Rapinier	South Creek Ventures, LLC; Gateway Florida Development, LLC; CFM Florida Development, LLC	F, Non-A, F	55	1,700,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	114
2018-2105	Harmony at Deystone	Lee	Robert B. Coats, III	Timber Hill Time Developers, LLC; Rainier Foundation E-Development, LLC; JPM Outlook LLC	F, Non-A, F	73	1,750,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	43
2018-2106	Deer Creek Senior Housing	Alachua	Steven C. Kirk	Rural Neighborhoods, Incorporated; Knight Johnson Housing and Development Corporation	E, Non-A, F	87	1,750,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	2
2018-2107	Harmony at Pinebrook	Hernando	Robert B. Coats, III	Timber Hill Time Developers, LLC; JPM Outlook LLC	E, Non-A, F	86	1,800,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	13
2018-2108	Imager Court	Pasco	Domingo Sanchez	20th Development, LLC	E, Non-A, F	88	1,800,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	64
2018-2109	Sandstone	Sumter	Domingo Sanchez	20th Development, LLC	F	88	1,800,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	152
2018-2110	White Dove Court	Osceola	Domingo Sanchez	20th Development, LLC	F, Non-A, F	88	1,850,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	22
2018-2111	Tranquility at Ocala	Marion	Todd W. Wind	Timber Hill Time Developers, LLC; JPM Outlook LLC	F	95	1,900,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	175
2018-2112	The Reserve at Lakeford	Polk	Alan Rapinier	South Creek Ventures, LLC; Gateway Florida Development, LLC; CFM Florida Development, LLC	F	83	1,900,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	95
2018-2113	Rockstar Park	Hernando	Jonathan W. Wain	Rochester Park Development, LLC	E, Non-A, F	84	1,955,000	Y	N	N	N	N	10	0	Y	Y	Y	A	79
2018-2114	Center Point Apartments	Lee	Danilo W. Facion	BCP Development 18 LLC	F	52	1,275,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	26
2018-2115	Oasis at Silver Lake	Polk	Danilo W. Facion	BCP Development 18 LLC	F	52	1,275,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	30
2018-2116	Madison Pines	Alachua	Patrick E. Law	American Residential Communities, LLC	E, Non-A, F	80	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	97

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2018-220C	Oakleaf Green Key Apartments	Volusia	Donald W. Pascon	Key Development, LLC	F	72	1,000,000	Y	N	N	N	N	Y	0	0	Y	Y	Y	A	Y	Y	144
2018-221C	Summit	Polk	William T. Feibell	The R. D. H. Group of Florida, Inc.	E, Non-ALF	64	1,350,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	A	Y	Y	73
2018-222C	Kings Road Apartments	Volusia	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	104	1,490,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	A	Y	Y	33
2018-223C	S. Pater Claver Place	Lee	Eric C. Miller	National Development of America, Inc.: SL Pater Claver Development, Inc.	F	83	1,540,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	A	Y	Y	11
2018-224C	Marathon Grove	Osceola	Patricia E. Lew	American Residential Communities, LLC	E, Non-ALF	78	1,700,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	A	Y	Y	137
2018-225C	Griffith Springs	Bay	William A. Martel	JES Dev Co, Inc.	E, Non-ALF	70	1,171,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	A	Y	Y	81
2018-226C	Palm North	Sarasota	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,540,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	A	Y	Y	182
2018-227C	Palm North	Sumter	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,540,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	A	Y	Y	55
2018-228C	Maplewood Senior	Leon	James S. Grubley	New Affordable Housing Partners, LLC	E, Non-ALF	110	1,720,000	Y	N	N	Y	N	Y	20	0	Y	Y	Y	A	Y	Y	185
2018-229C	Ocala Estates	Marion	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	104	1,520,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	A	Y	Y	102
2018-230C	Ocala Ridge	Leon	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	74	1,420,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	A	Y	Y	36
2018-231C	Raymond Cove	Polk	Matthew A. Rogger	HLB Raymond Cove Developer, LLC	F	70	1,585,324	Y	N	N	N	N	Y	20	0	Y	Y	Y	A	Y	Y	45
2018-232C	Eagle Pointe	Osceola	Domingo Sanchez	POWER Development, LLC	F	88	1,720,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	A	Y	Y	60
2018-233C	Sugar Mill Oaks	Citrus	Matthew A. Rogger	ITG Sugarmill Developer, LLC	E, Non-ALF	96	1,597,280	Y	N	N	N	N	Y	20	0	Y	Y	Y	A	Y	Y	127
2018-234C	Alexandria Senior Apartments Phase II	Polk	Barren Sirbu	Pantheon Development Group, LLC: Winter Haven Housing Support Services, Inc.	E, Non-ALF	81	1,426,000	Y	N	N	Y	N	Y	20	0	Y	Y	Y	A	Y	Y	110
2018-235C	Villas at Los Juncos Phase I	Seminole	Darren Sirbu	Pantheon Development Group, LLC: SCHA Developer, LLC	F	56	1,070,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	B	Y	Y	73
2018-236C	Gracie Manor Phase I	Polk	Darren Sirbu	Pantheon Development Group, LLC: WHA Development, LLC	F	85	1,350,000	Y	N	N	N	N	Y	20	0	Y	Y	Y	B	Y	Y	101

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2018-237C	Sunrise Park Phase II	Polk	Darren Smith	Pantheon Development Group, LLC, JWH Development, LLC	F	75	1,325,300	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	55
2018-238C	Oak Valley	Marion	Matthew A. Rieger	HTS Oak Valley Developer, LLC	F	96	1,667,480	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	20
2018-239C	Crescent Lake Estates	Polk	Matthew A. Rieger	HTS Crescent Lake Developer, LLC	E, Non-ALF	96	1,657,280	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	26
2018-240C	Rowan Gardens	Polk	Matthew A. Rieger	HTS Rowan Gardens Developer, LLC	F	96	1,657,200	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	41
2018-241C	Pinchman Station	Bay	Donald W. Taylor	ACP Development 18 LLC	E, Non-ALF	120	1,663,200	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	158
2018-242C	Madison Trace	Osceola	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	78	1,700,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	166
2018-243C	Lancaster Cove	Clay	James R. Hoover	HTS Development, Inc.	F	85	1,450,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	130
2018-244C	Madison Oaks	Osceola	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	76	1,700,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	48
2018-245C	Valencia Grove I	Lee	Matthew A. Rieger	HTS Valencia II Developer, LLC	E, Non-ALF	96	1,697,280	Y	Y	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	73
2018-246C	Oak Forest	Charlotte	Matthew A. Rieger	HTS Oak Forest Developer, LLC	F	96	1,697,280	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	145
2018-247C	Green Village	Polk	Matthew A. Rieger	HTS Green Village Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	86
2018-248C	The Villages of Punta Gorda III	Charlotte	Richard L. Rieger	Northstar Development USA, LP, Punta Gorda Developers, LLC	F	94	1,110,000	Y	N	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	75
2018-249C	Princeton Place Apartments	Lee	Doree W. Taylor	ACP Development 18 LLC	F	86	1,705,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	167
2018-250C	Greenwood Village	Polk	William A. Rieger	HTS Dev Co, Inc	E, Non-ALF	84	1,702,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	119
2018-251C	Twin Lakes Estates - Phase III	Polk	Matthew A. Rieger	HTS Twin Lakes III Developer, LLC, Polk County Housing Developers, Inc.	F	84	1,540,480	Y	N	Y	Y	N	N	10	0	Y	Y	Y	Y	A	Y	76
2018-252C	Maple Creek	Clay	James R. Hoover	HTS Development, Inc.	F	94	1,580,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	3
2018-253C	The Villas at Wildwood	Sumter	Matthew A. Rieger	HTS Wildwood Developer, LLC	E, Non-ALF	95	1,697,280	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	147
2018-254C	Harbortown Apartments	Escambia	Rebecca Sainee	The Harris Foundation, Inc.	F	72	1,133,000	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	171
2018-255C	Oak Hills	Marion	Matthew A. Rieger	HTS Oak Hills Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	115
2018-256C	Whisperwill Court	Osceola	Domingo Sanchez	HTS Development, LLC	E, Non-ALF	88	1,740,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	141
2018-257C	Peaks at Lake Terrace	Polk	James R. Hoover	TWC Development, Inc., WSA Development, LLC	E, Non-ALF	90	1,580,000	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	113

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2019-259C	The Oasis	St. Lucie	Matthew A. Rieger	HTG Ibis Developer, LLC	F	85	1,300,000	Y	Y	N	N	10	0	Y	Y	Y	H	Y	64
2019-259C	Tamiami Apartments	Manatee	Robert E. Ansley, Jr.	JLC Florida Development, LLC	F	60	1,700,000	Y	Y	N	N	10	0	Y	Y	Y	3	Y	179
2019-261C	The Pines at Ocean Center	Flagler	Matthew A. Rieger	HTG Pines Developer, LLC	F	100	1,497,280	Y	Y	N	N	10	0	Y	Y	Y	A	Y	124
2019-252C	Sandpiper Court	St. Lucie	Dorling Sereniz	DOER Development, LLC	E, Non-A/F	84	1,700,000	Y	Y	Y	Y	10	0	Y	Y	Y	A	Y	86
2019-253C	Arbours at Merid House I	Alachua	Sam Johnston	Arbours Valley Development, LLC; Alachua Housing Developer, LLC	F	93	1,400,000	Y	Y	Y	Y	10	0	Y	Y	Y	A	Y	27
2019-264C	Golfview	Manatee	Matthew A. Rieger	HTG Golf Developer, LLC	F	80	1,555,890	Y	Y	Y	Y	10	0	Y	Y	Y	A	Y	17
2019-265C	Bella Vista	Levy	Matthew A. Rieger	HTG Bella Vista Developer, LLC	F	96	1,097,280	Y	Y	N	Y	10	0	Y	Y	Y	A	Y	138
2019-266C	The Addict Phase II	Manatee	Matthew A. Rieger	HTG Addison Developer, LLC	F	96	1,476,476	Y	Y	N	N	10	0	Y	Y	Y	A	Y	124
2019-267C	Cypress Ridge	Hernando	Matthew A. Rieger	HTG Cypress Developer, LLC	E, Non-A/F	96	1,497,280	Y	Y	N	N	10	0	Y	Y	Y	A	Y	47
2019-268C	Ocilla Lake	Brevard	Matthew A. Rieger	HTG Orchid Lake Developer, LLC	F, Non-A/F	96	2,587,280	Y	Y	N	N	10	0	Y	Y	Y	A	Y	139
2019-269C	Grand Oaks	Bay	Matthew A. Rieger	HTG Grand Oaks Developer, LLC	F	90	1,581,280	Y	Y	N	N	10	0	Y	Y	Y	A	Y	27
2019-270C	Baywood Isles	Pasco	Matthew A. Rieger	HTG Baywood Isles Developer, LLC	E, Non-A/F	78	1,589,324	Y	Y	N	N	10	0	Y	Y	Y	A	Y	177
2019-271C	The Mountains at Hidden Lake	Columbia	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-A/F	100	1,400,000	Y	Y	Y	Y	10	0	Y	Y	Y	A	Y	122
2019-272C	Puriana Mayfair	Bay	Patrice Sandell	The Pines Foundation, Inc.	F	80	1,225,000	Y	Y	N	N	10	0	Y	Y	Y	A	Y	66
2019-273C	Academy at Cape Coral	Lee	Sam Johnston	Arbours Valley Development, LLC	F	72	1,377,000	Y	Y	N	N	10	0	Y	Y	Y	A	Y	182
2019-274C	The Manor	Columbia	William T. Fabari	The Richman Group of Florida, Inc.	F	75	1,225,000	Y	Y	N	N	10	0	Y	Y	Y	A	Y	30
2019-275C	Skyline	Oceola	Matthew A. Rieger	HTG Skyline Developer, LLC	E, Non-A/F	96	1,497,280	Y	Y	N	N	10	0	Y	Y	Y	A	Y	148
2019-276C	South Broadway Apartments	Lee	Christopher Savina	South Broadway Apartments Developer, LLC; Judd Real Estate Development, Inc.	E, Non-A/F	84	1,400,000	Y	Y	N	N	10	0	Y	Y	Y	A	Y	117
2019-277C	Aero View Crossings	Oceola	Christopher Savina	Aero View Crossings Developer, LLC; Judd Real Estate Development, Inc.	F	89	1,700,000	Y	Y	N	N	10	0	Y	Y	Y	A	Y	94
2019-278C	Palm Court Senior Apartments	Flagler	William T. Fabari	The Richman Group of Florida, Inc.	E, Non-A/F	74	1,275,000	Y	Y	N	N	10	0	Y	Y	Y	A	Y	111

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2018-219C	Hibiscus Apartments Phase Two	Dade	Scott Zimmerman	BOG On-Child Apartments Developer, LLC ; and Kath Real Estate Development, Inc.	F	96	1,700,000	Y	Y	Y	Y	Y	Y	13	Y	Y	Y	Y	Y	A	Y	91
2018-280C	Spring Cove	Sarasota	Matthew A. Rieger	HTG Spring Cove Oper, LLC	-	80	1,245,818	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	14
2018-281C	27th Avenue	Volusia	William T. Escher	HTG Richmond Group Of Florida, Inc.	-	102	1,700,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	13
2018-282C	Regalview Terrace	Essex	Matthew A. Rieger	HTG Redview Developer, LLC	F	93	1,337,404	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	32
2018-283C	La Jolla Park	Franklin	Matthew A. Rieger	HTG Lafayette Developer, LLC	F	90	1,557,280	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	1
2018-284C	Sierra Terrace	Franklin	Shawn Wilson	Blue Sky Communities LLC	F	98	1,700,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	15
2018-285C	Green Cove	Franklin	Shawn Wilson	Blue Sky Communities LLC	F, Non-ALF	94	1,650,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	18
2018-286C	Blueview Place	Passaic	Shawn Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	18
2018-287C	Peconic Highway	Passaic	Shawn Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	62
2018-288C	Castlefield Manor	Hernandez	Jonathan L. Wolf	Crestfield Manor Developer, LLC	F	95	1,683,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	161
2018-289C	Hudson Valley	Brevard	Matthew A. Rieger	HTG Harbor Developer, LLC	F	96	1,497,280	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	165
2018-290C	Wilkinson Preserve	Sumner	Joy P. Brock	Atlantic House 96 Partners, L.L.P.; Southern Affordable Development, LLC.	-	96	1,505,701	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	149
2018-291C	Sunset Lake	Dade	Matthew A. Rieger	HTG Sunset Developer, LLC	F	94	1,485,100	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	99
2018-292C	Palm Trace	Volusia	Martin H. Peterson	Haven 1 Developer Partners, LLC	F	92	1,195,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	123
2018-293C	Westbury Commons	Dade	Jonathan L. Wolf	Westbury Commons Property Developer, LLC	E, Non-ALF	76	1,600,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	D	Y	186
2018-294C	Manure at Turf Creek	Brevard	Jay P. Brock	Atlantic House 96 Partners, L.L.P.; Southern Affordable Development, LLC.	F	96	975,845	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	51
2018-295C	Ashton Place	Dade	Shawn Wilson	Blue Sky Communities LLC	E, Non-ALF	80	1,575,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	17
2018-296C	Victoria Crossing	Bay	Shawn Wilson	Blue Sky Communities LLC	F	96	1,700,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	69
2018-297C	Crus Gardens	Brevard	Jonathan L. Wolf	Stafford Point Developer, LLC	F	96	1,575,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	178
2018-298C	Stafford Point	Bay	Jonathan L. Wolf	Stafford Point Developer, LLC	F, Non-ALF	86	1,700,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	83
2018-299C	Caribbean Terrace	Seminole	Jonathan L. Wolf	Caribbean Terrace Developer, LLC, SHA Development, LLC	F	80	1,547,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	16
2018-300C	Fuhrman Terrace	St. Lucie	Jonathan L. Wolf	Fuhrman Terrace Developer, LLC	E, Non-ALF	86	1,700,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	168
2018-301C	The Venice at Viera	Brevard	Joy P. Brock	Atlantic House 96 Partners, L.L.P.; Southern Affordable Development, LLC.	E, Non-ALF	98	1,640,206	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	159
2018-302C	River Terrace	Citrus	Matthew A. Rieger	HTG River Development, LLC	F	98	1,597,280	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	21
2018-303C	CAMERON PRESERVE II APARTMENTS	Osceola	Dan R. Lawry	DRL CP 1 DEVELOPER, LLC	F	93	1,500,000	Y	Y	Y	Y	Y	Y	10	Y	Y	Y	Y	Y	A	Y	129

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Devel. Commitment	Total Units	Competitive HC Request Amt	Eligible For Funding?	Qualifies for the Elderly Act	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SBDN	Total Points	Operating/ Administering Exp	Priority Funding Preference	Per Unit Construction	Funding Preference	Development Category	Funding Preference	Leveling Classification	Florida Job Creation Preference	Lottery Number
2019-3070	HARBOR PARK APARTMENTS	Broward	Joseph A. Watelbury	JAWW HARVEST DEVELOPMENT LLC	F	72	1,400,000	Y	N	N	N	N	12	0	Y	Y	Y	Y	Y	A	Y	13
2019-3080	Solution Park	Lee	Matthew A. Richter	HTG Solution Developer, LLC	E, Non-A-F	46	1,387,260	Y	Y	Y	Y	Y	10	0	Y	Y	Y	Y	Y	A	Y	151
2019-3090	The Belmont	Lee	Matthew A. Richter	HTG Solution Developer, LLC	E, Non-A-F	56	1,557,280	Y	N	Y	Y	Y	10	0	Y	Y	Y	Y	Y	A	Y	48
2019-3100	Massaline Memorial Homes	Bay	Joseph F. Chapman, IV	Royal African Properties, LLC	?	103	1,703,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	Y	Y	A	Y	61
2019-3110	Cypress Village	Lee	Shawn Wilson	Blue Sky Communities LLC, OASL Developer, LLC	F	74	1,702,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	Y	Y	A	Y	150
2019-3120	Endline at Middle Beach	Bay	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-A-F	50	1,674,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	128
2019-3130	Blue Brook Falls Senior Apartments	Volusia	Donna M. Pagan	BCP Development LLC	E, Non-A-F	126	1,350,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	206
2019-3140	The Club at River Edge	Pasco	Shawn Wilson	Blue Sky Communities LLC	E, Non-A-F	84	1,750,300	Y	Y	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	35
2019-3150	Jacob Heights	Manatee	Shawn Wilson	Blue Sky Communities LLC	F	108	1,700,000	Y	Y	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	112
2019-3160	Sandpiper Place	Manatee	Shawn Wilson	Blue Sky Communities LLC	F	52	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	18
2019-3170	Wesley Pointe Senior Apartments	Pasco	Donald W. Faxon	BCP Development LLC	E, Non-A-F	110	1,550,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	24
2019-3180	Blue Cypress	Volusia	Shawn Wilson	Blue Sky Communities LLC	?	52	1,402,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	59
2019-3190	Summer Palms	Volusia	David Page	Southport Development, Inc. a WA corporation doing business as Southport Development Services, Inc.	E, Non-A-F	100	1,680,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	72
2019-3200	Jackson Terrace	Volusia	James R. Hoover	TVC Development, Inc.	E, Non-A-F	76	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	169
2019-3210	Forest Glen	Volusia	Matthew A. Richter	HTG Solution Developer, LLC	E, Non-A-F	76	1,697,260	Y	Y	Y	Y	Y	10	0	Y	Y	Y	Y	Y	A	Y	100
2019-3220	Leah Gardens	Volusia	James R. Hoover	TVC Development, Inc.	E, Non-A-F	81	1,370,300	Y	Y	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	15
2019-3230	Live Oak Apartments	Volusia	Justin M. Zimmerman	Zimmerman Properties SE, LLC	F	108	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	93
2019-3240	Sheraton Oak Apartments	Volusia	Justin M. Zimmerman	Zimmerman Properties SE, LLC	F	55	1,670,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	185
2019-3250	The Cove	Volusia	Matthew A. Richter	HTG Solution Developer, LLC	E, Non-A-F	90	1,657,280	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	184
2019-3260	Willow Crossing	Volusia	James R. Hoover	TVC Development, Inc.	F	102	1,702,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	100
2019-3270	Bradford Villas	Volusia	Jonathan L. Wolf	Bradford Villas Developer, LLC	F, Non-A-F	90	1,703,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	120
2019-3280	Walden Creek	Volusia	Donald W. Faxon	BCP Development LLC	F	72	1,000,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	52
2019-3290	Kelli Grove	Volusia	James R. Hoover	TVC Development, Inc.	F	96	1,580,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	7
2019-3300	Ashford Pointe	Volusia	Jonathan L. Wolf	Ashford Pointe Developer, LLC	F	90	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	A	Y	155

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	Competitive HC Request Amount	Eligible for Funding?	Qualifies for the Elderly Allowance?	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA	Funding Goal?	Total Points	Operating/ Administering Exp.	Priority Funding Preference	Per Unit Construction	Funding Preference	Development Category	Levelling Classification	Florida Job Creation Preference	Lottery Number
2018-334C	Sealing Terrace	Orange	Jonathan L. Wolf	Sealing Terrace Developer, LLC	E, Non-ALT	84	1,700,000	Y	A	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	95
2018-334C	Tallard Park	Seminole	Jonathan L. Wolf	Tallard Park Developer, LLC; SHA Development, LLC	E, Non-ALT	82	1,572,000	Y	A	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	179
2018-334C	Austin Commons	Bay	Robert K. Trent	Austin Commons Developer, LLC	E, Non-ALT	80	1,700,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	B	Y	173
2018-334C	Walden Executive Senior Living	Sumter	Ray H. Brock	Walden Executive Partners, LLC; Southern Affordable Development, LLC	F, Non-ALT	30	503,329	Y	N	Y	N	N	N	12	0	Y	Y	Y	Y	A	Y	54
2018-334C	The Village at Viera - Phase II	Brevard	Jay H. Brock	Affordable Housing Partners, LLC; Southern Affordable Development, LLC	F	47	790,216	Y	Y	Y	N	N	Y	10	0	Y	Y	Y	Y	A	Y	187
2018-337C	Thorton Place	Brevard	Jonathan L. Wolf	Affordable Housing Partners, LLC	F	50	1,700,000	Y	Y	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	154
2018-338C	Shannon Commons	Brevard	Grian M. McCaskey	Shannon Place Developer, LLC	F	56	1,400,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	87
2018-339C	New Life Estates	Orange	Matthew A. Hepler	MVAI States Development, LLC	F	55	1,677,260	Y	N	Y	Y	N	N	10	0	Y	Y	Y	Y	A	Y	131
2018-341C	Arbor Manor Phase I	Polk	Benjamin Stevenson	New Life Estates Family Developer, LLC	F	100	1,700,000	Y	A	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	88
2018-341C	Arctic Manor	Bay	Jonathan L. Wolf	Polk County Housing Developers, Inc.	F	88	1,700,000	Y	A	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	130
2018-342C	Arroyo Park	Polk	Matthew A. Hepler	Arroyo Manor Developer, LLC	F	86	1,520,480	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	47
2018-343C	New Life Estates Senior	Orange	Matthew A. Hepler	ATG Fairway Park Developer, LLC	E, Non-ALT	36	1,347,280	Y	Y	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	20
2018-344C	The Village at Town Center Apartment Homes	Flagler	Jay H. Brock	New Life Estates Senior Developer, LLC	F	03	1,392,526	Y	Y	Y	N	N	Y	10	0	Y	Y	Y	Y	A	Y	74
2018-345C	Worton Commons	Seminole	James L. Dyal	Affordable Development, LLC	F	68	1,360,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	8
2018-346C	Palmer Plaza	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	50	1,400,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	155
2018-347C	Summit Senior Apartments	Orange	Jonathan L. Wolf	Southport Development Services, Inc.	E, Non-ALT	80	1,400,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	170
2018-348C	Palin Manor	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,682,000	Y	A	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	46
2018-349C	Quincy Landings	Volusia	Brian Parent	JPM Outlook LLC; Emerald Hill Title Developers, LLC	F	80	1,125,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	144
2018-350C	Leath River Apartments	Marion	Brian Parent	JPM Outlook LLC; Emerald Hill Title Developers, LLC	F	92	1,535,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	54
2018-351C	Spruce Creek Commons	Volusia	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,580,000	Y	Y	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	105

RFA 2018-110 - Board Approved Scoring Results

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Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Devel. Commitment	Total Units	Competitive HC Request Amount	Eligible For Funding?	Qualifies for the Elderly and NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / Suburb	Funding Goal?	Total Points	Operating / Administrative Exp	Proximity Funding Preference	Per Unit Construction	Funding Preference	Leasing Classification	Florida Job Creation Preference	Lottery Number
2018-352C	Barrow Oak Apartments	Sarasota	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-AF	60	\$550,000	Y	N	N	N	Y	20	0	Y	Y	N	A	N	48
2018-353C	Sebastian's Landing	Indian River	David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	100	\$,500,000	Y	N	N	N	Y	10	0	Y	Y	Y	Y	Y	162
2018-354C	Panorama Terrace	Columbia	Brian Parent	JPW Outlook LLC; Timshel Hill Tide Developers, LLC	F	51	\$,215,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	77
2018-355C	Lakeside Village	Polk	Brian Parent	JPW Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-AF	47	\$75,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	9
2018-356C	Grande Park Senior Apartments	Hernando	Brian Parent	JPW Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-AF	90	\$,499,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	142
2018-357C	The Points at Bluestone	Leon	Joseph F. Chapman, IV	Royal American Properties, LLC	F	102	\$,595,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	90
2018-358C	Health Street Place Apartments	Manatee	Brian Parent	JPW Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-AF	92	\$,659,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	129
2018-359C	Huntington Place	Lee	Brian Parent	JPW Outlook LLC; Timshel Hill Tide Developers, LLC	F	96	\$70,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	58
2018-360C	Fountains at Kings Pointe	Hogler	Donald W. Paxton	BCP Development 18 LLC	F	120	\$,668,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	16
2018-361C	Highland Grove	Hernando	Brian Parent	JPW Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-AF	92	\$,699,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	10
2018-362C	Highline Apartment at Tyndall	Bay	Michael Sroog	Quilicura Development Corporation	F	72	\$,662,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	23
2018-363C	The Endure at Northshore	Bay	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-AF	102	\$,695,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	149
2018-364C	Providence at Grande Oaks	Hernando	Brandon Brian Parent	JPW Outlook LLC; Timshel Hill Tide Developers, LLC	F	80	\$,400,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	5
2018-365C	Lennix West	St. Johns	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	\$,690,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	45
2018-367C	Vistas at Saint James	Volusia	Dana J. W. Paxton	BCP Development 19 LLC	F	88	\$,215,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	82
2018-368C	Lordale Springs	Greenville	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	\$,690,000	Y	Y	N	N	Y	10	0	Y	Y	Y	A	Y	157
2018-369C	Constitution Park	Volusia	Timothy M. Morgan	FL Florida Development, LLC	F	72	\$,662,000	Y	Y	N	N	Y	10	0	Y	Y	Y	B	Y	28

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Term, Commitment	Total Units	Competitive BIC Request Amount	Eligible For Funding?	Qualifies for the Elderly ALP?	NP Goal?	Local Government Area of Opportunity Goal?	Geography Area of Opportunity / SAPPA	Total Points	Operating/ Administering Exp	Proximity Funding Preference	Per Unit Construction Funding Preference	Developmental Category	Funding Preference	Levying Classification	Florida Job Creation Preference	Lottery Number
Ineligible Applications																					
2015-183C Madisonville		Lee	Patrick E. Low	American Residential Communities, LLC; DBA SMC Affordable Development, LLC; DBA Development Florida LLC; CC MW Florida Holdings, Inc.	E. Mon-ALP	85	1,550,000	N	N	N	N	N	10	0	N	N	N	N	A	N	156
2019-195C Amarilla Park Place II		Sarasota	Joseph Chambers		F	80	1,620,000	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	40
2019-198C Lincoln Village Apartments		Manatee	Richard L. Higgins	Norstar Development USA, LP	F	50	1,000,000	N	N	N	N	N	10	0	N	Y	Y	Y	A	Y	90
2019-208C deyside estate		Bay	William A. Vankel	IRS Dev Co. Inc.	F	102	1,700,000	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	143
2019-240C The Villas at Meadowcrest*		Citrus	Matthew A. Zieger	ITC Meadowcrest Developer, LLC	E. Mon-ALP	95	1,900,000	N	N	N	N	N	10	0	Y	Y	Y	Y	B	Y	160
2019-241C The Oaks II*		St. Lucie	Matthew A. Zieger	ITC Oaks II Developer, LLC	F. Mon-ALP	83	1,300,000	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	168
2019-320C Bargoon Farms*		Citrus	Matthew A. Zieger	ITC Bargoon Developer, LLC	F	95	1,300,000	N	N	N	N	N	10	0	Y	Y	Y	Y	C	Y	63
2019-322C Cardinal Oaks		Citrus	Paula McDonald Rhodus	Victus Development, LLC; ACC Communities II, LLC	E. Mon-ALP	120	1,685,000	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	116
2019-323C East Peck Place Phase II		Lee	A. Berni Miller, Jr.	East Peck Phase Two Developer, LLC	F	54	1,230,000	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	133
2019-334C Woodcreek Apartments		Levy	Brian Harant	JPM Development LLC; Outlook Development LLC	F	32	520,000	N	N	N	N	N	10	0	Y	Y	Y	Y	B	Y	67

*BIC Request Amount was adjusted during scoring. This also affected the Construction Funding per second.

**Construction funding amount as it was adjusted during scoring.

On March 27, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's proposal to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 219.57(3), Fla. Stat., Rule Chapter 2B-1.0, F.A.C., and Rule 67-80.000, F.A.C. Failure to file a protest within the time described in Section 219.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2018-110 - Board Approved Preliminary Awards

Total HC Available for RFA	14,397,104.00
Total HC Allocated	14,240,609.00
Total HC Remaining	156,495.00

Application Number	Name of Development	County	Name of Authorized Representative	Name of Developers	Demolition/Improvement	Total Units	Competitive Bidding Request Amount	Qualifies for the Elderly AIF Goal?	Qualifies for the HP Goal?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADA Funding Goal?	Hotel Points	Cooperating/Advising/Expatriate	Proximity Funding Preference	Per Unit Construction	Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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Goal to fund one Application that qualifies for the Elderly AIF Goal

2018-190C	Coats at Renaissance Preserve	Polk	Elbert Perry	Integral Development, LLC Housing for Urban Co. owner, LLC	AIF	124	2,700,000	Y	N	N	N	28	18	Y	Y	Y	NC	A	Y	2
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Goal to fund one Application that qualifies for the Non-Profit Application Goal

2019-203C	Deer Creek Senior Housing	Alachua	Steven C. Kirk	Florida Neighborhood Incorporated, Neighborhood Housing and Development Council, Inc.	E, Non-AIF	67	1,233,000	N	Y	Y	N	0	0	Y	Y	Y	NC	A	Y	4
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Goal to fund two Applications that qualify for the Local Government Area of Opportunity Goal

2019-190C	Multi-Village	Polk	Oran Sol	Oran Gardens Dev, LLC	E, Non-AIF	102	1,225,000	N	N	Y	N	10	0	Y	Y	Y	NC	A	Y	2
2018-316C	Grand Park Place	Polk	William Wilkins	True Sky Communities, LLC	E	92	1,500,000	N	N	Y	Y	10	0	Y	Y	Y	NC	A	Y	12

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

2019-203C	Charlotte Park	Volusia	James N. Hoover	ITC adswell Development, LLC	E	95	1,497,380	N	N	Y	Y	10	0	Y	Y	Y	NC	A	Y	1
2019-203C	Black Creek	Volusia	James N. Hoover	ITC adswell Development, LLC	E	95	1,580,000	N	N	Y	Y	10	0	Y	Y	Y	NC	A	Y	3

Additional Applications

2019-304C	Promenade at Grand Park	DeSoto	Brian Bacon	JPM Outlook LLC, Tinsal Hill Title Developers, LLC	F	87	1,500,000	N	N	Y	Y	10	0	Y	Y	Y	NC	A	Y	5
2019-345C	Norton Commons	Sevier	James F. Dye	Norton Commons Development, LLC	E, Non-AIF	58	1,580,000	N	N	Y	N	10	0	Y	Y	Y	NC	A	Y	8
2019-304C	HARVEST PARK APARTMENTS	Sevier	Joseph M. Harbury	Harvest Park Development LLC	F	77	1,480,000	N	N	Y	N	10	0	Y	Y	Y	NC	A	Y	11
2019-375C	Wildwood Preserve Senior Living	Sumter	Way P. Brock	Wildwood Senior Living Partners, LLC, Southwestern Affordable Development, LLC	E, Non-AIF	30	500,325	N	Y	N	N	10	0	Y	Y	Y	NC	A	Y	56

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(4), Fla. Stat., and Rule 67-60.002, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(4), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

Maureen McCarthy Daughton, LLC

MMD LAW

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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

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

Dear Corporation Clerk:

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

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

Respectfully Submitted,

Maureen M. Daughton

cc: Hugh Brown, General Counsel

- Exhibit B -

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	Compliance etc. Request Amt	Eligible For Funding?	Qualifies for the Elderly Aff.	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA	Total Points	Operating / Administering Exp	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2018-211C	Wesley House	Volusia	Darren Smith	New Smyrna Beach Redevelopment Partners, LLC; NSSBDC Developer, LLC	F, Non-AFF	50	1,600,000	Y	N	Y	Y	N	13	0	Y	Y	Y	A	Y	131
2018-212C	Tranquility at Brickville	Hernando	Robert A. Coats, III	Timber Hill Tide Developers, LLC; Barney Foundation FL Development, LLC; JPA; Outlook LLC	F	87	2,300,000	Y	N	Y	N	N	13	0	Y	Y	Y	Y	Y	44
2018-213C	Harmony at Mount Dora	Polk	Robert A. Coats, III	Timber Hill Tide Developers, LLC; Barney Foundation FL Development, LLC; JPA; Outlook LLC	L, Non-AFF	56	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	135
2018-214C	Tranquility at Lakeland	Polk	Todd W. Wigot	Timber Hill Tide Developers, LLC; JPA; Outlook LLC	F	95	2,400,000	Y	N	Y	N	Y	15	0	Y	Y	Y	A	Y	176
2018-215C	The Reserve at Mount Dora	Polk	Allen Rapoport	Timber Creek Ventures, LLC; Gateway Florida Development, LLC; CRN Florida Development, LLC	F, Non-AFF	95	1,700,000	Y	N	Y	N	N	15	0	Y	Y	Y	A	Y	115
2018-216C	Harmony at Bayshore	Levy	Robert A. Coats, III	Timber Hill Tide Developers, LLC; Barney Foundation FL Development, LLC; JPA; Outlook LLC	F, Non-AFF	75	2,400,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	45
2018-217C	Over Creek Senior Housing	Alachua	Steven C. Kirk	Rural Marketplace, Incorporated; Neighborhood Housing and Development Corporation	F, Non-AFF	57	1,700,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	4
2019-211C	Harmony at Pinebrook	Alachua	Robert A. Coats, III	Timber Hill Tide Developers, LLC; Barney Foundation FL Development, LLC; JPA; Outlook LLC	F, Non-AFF	85	2,500,000	Y	N	Y	N	N	10	0	Y	Y	Y	Y	Y	13
2019-211C	Tanager Court	Polk	Domirco Sanchez	DBR Development, LLC	F, Non-AFF	88	1,600,000	Y	N	Y	N	N	13	0	Y	Y	Y	A	Y	44
2019-212C	Seville Palms	Sumter	Domirco Sanchez	DBR Development, LLC	F	88	1,600,000	Y	N	Y	N	N	13	0	Y	Y	Y	A	Y	134
2019-213C	White Dove Court	Osceola	Domirco Sanchez	DBR Development, LLC	F, Non-AFF	88	1,650,000	Y	N	Y	N	N	13	0	Y	Y	Y	A	Y	22
2019-214C	Tranquility at Dora	Manatee	Todd W. Wigot	Timber Hill Tide Developers, LLC; JPA; Outlook LLC	F	95	2,700,000	Y	N	Y	N	Y	13	0	Y	Y	Y	A	Y	175
2019-215C	The Reserve at Lake and	Polk	Allen Rapoport	South Creek Ventures, LLC; Gateway Florida Development, LLC; CRN Florida Development, LLC	F	93	2,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	95
2019-216C	Rockstar Park	Hernando	Jonathan L. Wolff	Rockstar Park Developer, LLC	F, Non-AFF	84	1,650,000	Y	N	Y	N	N	13	0	Y	Y	Y	A	Y	73
2019-217C	Center Point Apartments	Levy	Donald W. Paxton	BCP Development 13 LLC	-	92	2,275,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	49
2019-218C	Oasis at Sunburst	Polk	Donald W. Paxton	BCP Development 18 LLC	-	92	2,275,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	31
2019-219C	Madison Park	Alachua	Patrick E. Law	Amber Residential Communities, LLC	F, Non-AFF	80	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	37

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2018-220C 2018-221C	Oaks at Green Key Apartments Suncoast	Pinellas	Donald W. Jackson	RCP Development, LLC	F	72	1,300,000	Y	4	N	Y	N	Y	20	0	Y	Y	Y	Y	A	Y	131
2018-222C	Kings Road Apartments	Manatee	William T. Fisher	The Richman Group of Florida, Inc. Southport Development, Inc. a W/A corporation doing business in FL as	F, Non-A/F	84	1,250,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	132
2018-223C	SL Peter Cove Plaza	Manatee	J. David Page	Southport Development Services, Inc. Natural Development of America, Inc., ST.	F	104	1,620,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	133
2018-224C	Marlboro Avenue	Lee	Eric C. Miller	Southport Development Services, Inc. Peter Cove Developer, Inc.	F	60	1,550,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	134
2018-225C	Orchard Village	Osceola	Patrick E. Law	Archer Residential Communities, LLC	C, Non-A/F	78	1,700,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	135
2018-226C	Palm Harbor	Bay	William A. Markel	JFS Dev Co, Inc.	E, Non-A/F	70	1,170,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	136
2018-227C	Palm Harbor	Pinellas	J. David Page	Southport Development, Inc. a W/A corporation doing business in FL as	F	208	1,680,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	137
2018-228C	Palm Harbor	Sumter	J. David Page	Southport Development Services, Inc. Southport Development, Inc. a W/A corporation doing business in FL as	F	108	1,680,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	138
2018-229C	Magnolia Senior	Leon	James S. Gaulley	Southport Development Services, Inc. New Mirasole Housing Partners, LLC	E, Non-A/F	110	1,700,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	139
2018-230C	Ocala Estates	Marion	J. David Page	Southport Development, Inc. a W/A corporation doing business in FL as	C, Non-A/F	104	1,650,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	140
2018-231C	Ocala Ridge	Levor	J. David Page	Southport Development Services, Inc. Southport Development, Inc. a W/A corporation doing business in FL as	F	75	1,400,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	141
2018-232C	Baywood Lane	Pinellas	Matthew A. Page	HTC Baywood Cove Developer, LLC	F	78	1,689,324	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	142
2018-233C	Baywood Lane	Pinellas	Domingo Sanchez	HTC Baywood Cove Developer, LLC	F	62	1,750,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	143
2018-234C	Baywood Lane	Pinellas	Matthew A. Page	HTC Baywood Cove Developer, LLC	C, Non-A/F	98	1,697,280	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	144
2018-235C	Baywood Lane	Pinellas	Matthew A. Page	HTC Baywood Cove Developer, LLC	E, Non-A/F	81	1,416,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	145
2018-236C	Baywood Lane	Pinellas	Matthew A. Page	HTC Baywood Cove Developer, LLC	F	60	1,070,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	146
2018-237C	Baywood Lane	Pinellas	Matthew A. Page	HTC Baywood Cove Developer, LLC	F	85	1,460,000	Y	N	N	N	N	Y	10	0	Y	Y	Y	Y	A	Y	147

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2018-237C	Sunrise Park Phase II	Polk	Carven T. Yeh	Barometer Development Corp. (LLC) LWHH Development, LLC	F	94	1,870,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	55
2018-238C	Oak Valley	Manion	Matthew A. Rieger	HTG Oak Valley Properties, LLC	F	96	1,887,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	21
2018-239C	Crest Lake Estates	Polk	Matthew A. Rieger	HTG Crest Lake Developer, LLC	L, Non-A/F	96	1,897,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	26
2018-240C	Rowen Gardens	Polk	Matthew A. Rieger	HTG Rowen Gardens Developer, LLC	F	96	1,897,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	41
2018-241C	Peculier Senior Apartments	Bay	Dorald W. Patton	BCP Development 18 LLC	L, Non-A/F	120	1,666,300	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	118
2018-242C	Manion Trails	Osceola	Patrick E. Law	American Residential Communities, LLC	E, Non-A/F	78	1,700,310	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	166
2018-243C	London Cove	Clay	James R. Hoover	TVC Development, Inc.	F	86	1,430,310	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	180
2018-244C	MacLean Oaks	Osceola	Patrick E. Law	American Residential Communities, LLC	E, Non-A/F	78	1,700,310	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	68
2018-245C	Valencia Grove II	Leak	Matthew A. Rieger	HTG Valencia M Developer, LLC	F, Non-A/F	90	1,697,280	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	71
2018-246C	Oak Forest	Charlotte	Matthew A. Rieger	HTG Oak Forest Developer, LLC	F	90	1,697,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	149
2018-247C	Greys Villas	Polk	Matthew A. Rieger	HTG Greys Villas Developer, LLC	L, Non-A/F	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	51
2018-248C	The Villas of Palms	Charlotte	Richard L. Higgins	Norstar Development USA, LP; Puma Gorda Developers, LLC	F	56	1,110,800	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	23
2018-249C	Princeton Plaza Apartments	Leak	Donald W. Faxon	BCP Development 18 LLC	F	86	1,195,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	167
2018-250C	Greenside Village	Polk	William A. Markel	JPS Dev Co, Inc.	E, Non-A/F	94	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	119
2018-251C	Twin Lakes Estates Phase II	Polk	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	86	1,520,180	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	76
2018-252C	Marlin Creek	Clay	James R. Hoover	TVC Development, Inc.	F	96	1,580,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	2
2018-253C	The Villas at Wildwood	Sumter	Matthew A. Rieger	HTG Wildwood Developer, LLC	F, Non-A/F	90	1,597,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	167
2018-254C	Campan Pines Apartments	Escambia	Renee Sandoz	The Pines Foundation, Inc.	F	72	1,193,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	171
2018-255C	Oak Hills	Manion	Matthew A. Rieger	HTG Oak Hills Developer, LLC	E, Non-A/F	66	1,159,160	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	115
2018-256C	W. Pauline Court	Osceola	James R. Hoover	BCP Development, LLC	E, Non-A/F	68	1,720,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	141
2018-257C	Palms at Kille Terrace	Polk	James R. Hoover	TVC Development, Inc.; JPS Developer, LLC	E, Non-A/F	91	1,580,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	138

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2018-255C	The Plaza	St. Lucie	Matthew A. Rieger	HTG Inter Developer, LLC	F	66	1,500,000	Y	N	Y	N	Y	13	Y	Y	Y	Y	Y	Y	Y	62
2018-260C	The Plaza Apartments	Manatee	Robert E. Ansel, Jr.	HTG Honda Development, LLC	F	50	1,750,000	Y	N	Y	N	N	19	Y	Y	Y	Y	Y	Y	Y	170
2018-261C	The Plaza at Tran Center	Flagler	Matthew A. Rieger	HTG First Developer, LLC	F	100	1,697,280	Y	N	Y	Y	Y	10	Y	Y	Y	Y	Y	Y	Y	114
2018-262C	Sandpiper Court	St. John	Domique Sanchez	HTG First Developer, LLC	Y, Non-A/F	64	1,730,000	Y	N	N	Y	N	10	Y	Y	Y	Y	Y	Y	Y	82
2018-263C	Arboretum at Moor House I	Manatee	Samuel Lopez	Arboretum Valley Development, LLC; Madsen Housing Development, LLC	F	95	1,730,000	Y	N	N	Y	N	10	Y	Y	Y	Y	Y	Y	Y	37
2018-254C	Golf Villas	Manatee	Matthew A. Rieger	HTG Gulf Developer, LLC	F	33	1,555,940	Y	N	Y	N	N	10	Y	Y	Y	Y	Y	Y	Y	12
2018-256C	Bella Vista	Lee	Matthew A. Rieger	HTG Bella Vista Developer, LLC	F	55	1,697,330	Y	N	N	N	Y	10	Y	Y	Y	Y	Y	Y	Y	138
2018-258C	The Address, Phase 1	Manatee	Matthew A. Rieger	HTG Address II Developer, LLC	F	65	1,429,478	Y	N	Y	N	Y	10	Y	Y	Y	Y	Y	Y	Y	124
2018-257C	Cypress Ridge	Manatee	Matthew A. Rieger	HTG Cypress Development, LLC	Y, Non-A/F	96	1,697,280	Y	N	Y	N	Y	13	Y	Y	Y	Y	Y	Y	Y	42
2018-259C	Oakland Lake	Brevard	Matthew A. Rieger	HTG Donald Lake Developer, LLC	Y, Non-A/F	96	1,697,280	Y	N	Y	N	Y	13	Y	Y	Y	Y	Y	Y	Y	139
2018-265C	Grand Oaks	Bay	Matthew A. Rieger	HTG Grand Oaks Developer, LLC	F	90	1,591,280	Y	N	Y	N	Y	10	Y	Y	Y	Y	Y	Y	Y	27
2018-270C	Savanna Ridge	Polk	Matthew A. Rieger	HTG Savanna Ridge Developer, LLC	Y, Non-A/F	78	1,680,324	Y	N	Y	N	N	10	Y	Y	Y	Y	Y	Y	Y	177
2018-271C	The Four Seasons at Hidden Falls	Orlando	Matthew A. Rieger	HTG Hidden Falls Developer, LLC	Y, Non-A/F	100	1,700,000	Y	N	Y	Y	N	10	Y	Y	Y	Y	Y	Y	Y	142
2018-272C	Palms at Vesta	Bay	Renee Santell	The Palms at Vesta Developer, LLC	F	80	1,225,000	Y	N	Y	N	N	10	Y	Y	Y	Y	Y	Y	Y	69
2018-273C	Palms at Vesta	Lee	Sam Johnson	Arboretum Valley Development, LLC	F	72	1,374,000	Y	N	N	Y	Y	10	Y	Y	Y	Y	Y	Y	Y	181
2018-274C	The Manor	Escambia	William T. Gault	The Manor Group of Florida, Inc.	F	75	1,225,000	Y	N	N	Y	Y	10	Y	Y	Y	Y	Y	Y	Y	30
2018-275C	5th Floor	Ocala	Matthew A. Rieger	HTG 5th Floor Developer, LLC	Y, Non-A/F	96	1,597,280	Y	N	Y	N	N	10	Y	Y	Y	Y	Y	Y	Y	146
2018-276C	South Broadway Apartments	Lee	Christopher Sandoz	South Broadway Apartments Developer, LLC; South Broadway Plaza Development, LLC	Y, Non-A/F	84	1,790,000	Y	Y	N	N	N	10	Y	Y	Y	Y	Y	Y	Y	117
2018-277C	Aura Vista Crossings	Ocala	Christopher Sandoz	Aura Vista Crossings Developer, LLC	F	89	1,700,000	Y	Y	N	N	Y	10	Y	Y	Y	Y	Y	Y	Y	94
2018-278C	Palms at Vesta	Flagler	William T. Gault	The Manor Group of Florida, Inc.	Y, Non-A/F	74	1,275,000	Y	Y	N	N	N	10	Y	Y	Y	Y	Y	Y	Y	111

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2018-1794	Hibiscus Apartments Phase Two	Lee	Scott Zimmerman	BOG United Apartments Development, LLC / Public Bath Real Estate Development, Inc.	F	96	1,700,000	Y	Y	N	Y	N	N	67	0	Y	Y	Y	Y	Y	Y	31
2019-2800	Spring Cove	Escambia	Matthew A. Reiser	HTC Spring Development, LLC	F	92	1,255,818	Y	Y	Y	Y	N	N	70	0	Y	Y	Y	Y	Y	Y	14
2019-2810	Bay & Vine	Volusia	William T. Faber	The American Group of Hotels, Inc.	F	102	1,700,000	Y	Y	N	Y	N	N	70	0	Y	Y	Y	Y	Y	Y	151
2019-2802	Balkon Terrace	Escambia	Matthew A. Reiser	HTC Bayview Development, LLC	F	95	1,591,200	Y	Y	Y	Y	Y	Y	70	0	Y	Y	Y	Y	Y	Y	57
2019-2803	Lafayette Park	Deer	Matthew A. Reiser	HTC Lafayette Development, LLC	F	96	1,697,280	Y	Y	Y	Y	Y	Y	70	0	Y	Y	Y	Y	Y	Y	1
2019-2804	Ganado Terrace	Polk	Sharon Wilson	Blue Sky Communities, LLC	F	88	1,700,000	Y	Y	N	Y	Y	Y	70	0	Y	Y	Y	Y	Y	Y	154
2019-2805	Ganado Cove	Polk	Sharon Wilson	Blue Sky Communities, LLC	E, Non-A-F	84	1,650,000	Y	Y	N	Y	N	Y	70	0	Y	Y	Y	Y	Y	Y	183
2019-2806	William Place	Polk	Sharon Wilson	Blue Sky Communities, LLC	F	92	1,700,000	Y	Y	N	Y	N	Y	70	0	Y	Y	Y	Y	Y	Y	189
2019-2807	Palmetto Parkway	Polk	Sharon Wilson	Blue Sky Communities, LLC	F	92	1,700,000	Y	Y	N	Y	Y	Y	70	0	Y	Y	Y	Y	Y	Y	62
2019-2808	Castellon Manor	Hernando	Jonathan L. Wolf	Castellon Manor Development, LLC	E, Non-A-F	86	1,683,000	Y	Y	N	Y	N	Y	70	0	Y	Y	Y	Y	Y	Y	161
2019-2809	Carbay Village	Brevard	Matthew A. Reiser	HTC Harbor Village Development, LLC	F	96	1,697,280	Y	Y	Y	Y	Y	Y	70	0	Y	Y	Y	Y	Y	Y	165
2019-2810	Wildwood Preserve Apartments Homes	Sumter	Jay A. Bruck	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, LLC	F	96	1,585,701	Y	Y	Y	Y	Y	Y	70	0	Y	Y	Y	Y	Y	Y	140
2019-2811	St. Vincent Lake	Polk	Matthew A. Reiser	HTC Sunset Development, LLC	F	84	1,495,120	Y	Y	Y	Y	Y	Y	70	0	Y	Y	Y	Y	Y	Y	99
2019-2812	Palm Trace	Volusia	Marlin H. Peterson	Hallmark Development, LLC Partners, LLC	F	60	1,195,000	Y	Y	N	Y	N	Y	70	0	Y	Y	Y	Y	Y	Y	129
2019-2813	Westbury Commons	Lee	Jonathan L. Wolf	Westbury Commons Property Development, LLC	E, Non-A-F	76	1,600,000	Y	Y	N	Y	N	Y	70	0	Y	Y	Y	Y	Y	Y	196
2019-2814	Venue at Turtle Creek Apartments Homes	Brevard	Jay A. Bruck	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, LLC	F	58	975,945	Y	Y	N	N	Y	Y	70	0	Y	Y	Y	Y	Y	Y	31
2019-2815	Aviation Place	Polk	Sharon Wilson	Blue Sky Communities, LLC	E, Non-A-F	80	1,575,000	Y	Y	N	Y	N	Y	70	0	Y	Y	Y	Y	Y	Y	17
2019-2816	Victoria Crossing	Bay	Sharon Wilson	Blue Sky Communities, LLC	F	56	1,700,000	Y	Y	N	Y	N	Y	70	0	Y	Y	Y	Y	Y	Y	89
2019-2817	Ortus Gardens	Brevard	Sharon Wilson	Blue Sky Communities, LLC	F	56	1,575,000	Y	Y	N	Y	N	Y	70	0	Y	Y	Y	Y	Y	Y	126
2019-2818	Stafford Point	Bay	Jonathan L. Wolf	Stafford Point Development, LLC	E, Non-A-F	86	1,700,000	Y	Y	N	Y	N	Y	70	0	Y	Y	Y	Y	Y	Y	83
2019-2819	Carthage Terrace	Seminole	Jonathan L. Wolf	Carthage Terrace Development, LLC, SHA Development, LLC	F	80	1,542,000	Y	Y	Y	Y	N	Y	70	0	Y	Y	Y	Y	Y	Y	66
2019-2820	Palham Terrace	St. Lucie	Jonathan L. Wolf	Palham Terrace Development, LLC	E, Non-A-F	86	1,700,000	Y	Y	N	N	N	N	70	0	Y	Y	Y	Y	Y	Y	154
2019-2821	The Venue at Vero	Brevard	Jay A. Bruck	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, LLC	E, Non-A-F	58	1,654,576	Y	Y	Y	N	N	Y	70	0	Y	Y	Y	Y	Y	Y	145
2019-2822	River Terrace	Columbia	Matthew A. Reiser	HTC River Development, LLC	F	56	1,597,280	Y	Y	N	Y	Y	Y	70	0	Y	Y	Y	Y	Y	Y	21
2019-2823	CAVERON PRESERVE II APARTMENTS	Osceola	Deon H. Flowers	DR. CP II DEVELOPMENT, LLC	F	50	1,634,000	Y	Y	N	Y	N	Y	70	0	Y	Y	Y	Y	Y	Y	159

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2018-3001	HARRISON 300C APARTMENTS	Wayne	Joseph M. MacBride	RYN, LLP DEVELOPMENT, LLC	F	72	1,450,000	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	Y	Y	12
2018-3002	Salomon Park	Lee	Matthew A. Rieger	HTC Salomon Developer, LLC	F, Non-AIF	96	1,697,280	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	Y	Y	151
2019-3003	The Belmont	Lee	Matthew A. Rieger	HTC Belmont Developer, LLC	F, Non-AIF	96	1,697,280	Y	N	Y	F	N	N	10	0	Y	Y	Y	Y	Y	Y	86
2019-3004	Massima Memorial Homes	Bay	Jason F. Cheatham, IV	Royal American Properties, LLC	F	108	1,700,000	Y	N	Y	Y	Y	Y	10	0	Y	Y	Y	Y	Y	Y	57
2019-3005	Cypress Village	Lee	Shaun Wilson	Blue Sky Communities LLC/ CASL Developer, LLC	F	95	1,700,000	Y	N	Y	Y	Y	Y	10	0	Y	Y	Y	Y	Y	Y	150
2019-3006	Freddie at Middle Beach	Bay	Joseph F. Cheatham, IV	Royal American Properties, LLC	F, Non-AIF	99	1,675,000	Y	Y	Y	F	N	N	10	0	Y	Y	Y	Y	Y	Y	128
2019-3007	Heath Brook Falls Senior Apartments	Marion	Donald W. Faxon	300 Development LLC	F, Non-AIF	100	1,500,000	Y	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	100
2019-3008	The Club at River Ridge	Pasco	Shaun Wilson	Blue Sky Communities, LLC	F, Non-AIF	84	1,700,000	Y	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	39
2019-3009	Island Heights	Escambia	James R. Hoover	TVC Development, Inc.	F	108	1,700,000	Y	Y	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	112
2019-3010	Sandpiper Place	Washoe	Shaun Wilson	Blue Sky Communities LLC	F	92	1,500,000	Y	N	N	Y	N	N	10	0	Y	Y	Y	Y	Y	Y	38
2019-3011	Wesley Palm Senior Apartments	Pasco	Donald W. Faxon	300 Development LLC	F, Non-AIF	111	1,500,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	24
2019-3012	Lake Cypress	Pasco	Shaun Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	59
2019-3013	Summer Pointe	Sevier	J. David Page	Southport Development, Inc. a 99% corporation doing business in FL as Southport Development Services, Inc.	F, Non-AIF	109	1,680,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	72
2019-3014	Jackson Terrace	Okaloosa	James R. Hoover	TVC Development, Inc.	F, Non-AIF	95	1,700,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	169
2019-3015	Forest Glen	Charlotte	Matthew A. Rieger	HTC Forest Developer, LLC	F, Non-AIF	94	1,687,280	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	Y	Y	129
2019-3016	Leah Gardens	Clay	James R. Hoover	TVC Development, Inc.	F, Non-AIF	84	1,370,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	15
2019-3017	Lee Oak Apartments	Leon	Justin M. Zimmerman	Zimmerman Properties SP, LLC	F	108	1,750,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	94
2019-3018	Somerset Oaks Apartments	Alachua	Justin M. Zimmerman	Zimmerman Properties SE, LLC	F	96	1,650,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	168
2019-3019	The Cove	Ormeau	Matthew A. Rieger	HTC Cove Developer, LLC	F, Non-AIF	90	1,697,280	Y	Y	Y	N	N	N	10	0	Y	Y	Y	Y	Y	Y	167
2019-3020	Willow Crossing	Leon	James R. Hoover	TVC Development, Inc.	F	102	1,700,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	160
2019-3021	Bradford Villas	Pasco	Jonathan L. Wolf	Bradford Villas Developer, LLC	F, Non-AIF	90	1,700,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	120
2019-3022	Mission Estates	Volusia	Donald W. Faxon	BCF Development LLC	F	72	1,600,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	92
2019-3023	Kell Grove	Clay	James R. Hoover	TVC Development, Inc.	F	96	1,580,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	Y	Y	7
2019-3024	Asford Palace	Clay	Jonathan L. Wolf	Asford Palace Developer, LLC	F	90	1,700,000	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	Y	Y	136

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Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo, Commitment	Total Units	Competitive HC Request Amt	Eligible for Funding?	Qualifies for the Elderly ALF	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Operating/ Administering Exp	Productivity Funding Preference	Per Unit Construction Funding Preference	Development Category	Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-232C	Stirling Terrace	Hernando	Jonathan ... Wolf	Stirling Terrace Developers, LLC	L, Var-ALF	84	1,700,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	96	
2019-233C	Talland Park	Sanicolas	Jonathan ... Wolf	Talland Park Developer, LLC, SHA Development, LLC	F, Var-ALF	60	1,540,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	179	
2019-234C	Austin Commons	Bay	Robert K. Trent	Austin Commons Developers, LLC	F, Var-ALF	80	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	B	Y	173	
2019-235C	Wildwood Preserve Senior Living	Sumter	Jay P. Brock	Affordable Housing Partners, L.L.P., Southern Affordable Development, LLC	L, Var-ALF	30	500,329	Y	Y	Y	N	N	10	0	Y	Y	Y	A	Y	94	
2019-236C	The Village at Vista - Phase II	Brevard	Jay P. Brock	Affordable Housing Partners, L.L.P., Southern Affordable Development, LLC	F	47	750,271	Y	Y	Y	N	Y	10	0	Y	Y	Y	A	Y	107	
2019-237C	Thomson Place	Brevard	Jonathan ... Wolf	Thomson Place Developer, LLC	F	90	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	106	
2019-238C	Shorewood Commons	Brevard	Brian M. McGee	Shorewood Commons Development LLC	F	96	1,500,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	87	
2019-239C	New Life Estates	Lebanon	Matthew A. Rieger	New Life Estates Family Developer, LLC	F	96	1,657,250	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	181	
2019-240C	Abundant Manor - Phase I	Polk	Bertram Stevenson	Abundant Manor Housing Developers, Inc.	F	100	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	89	
2019-241C	Bristol Manor	Bay	Jonathan ... Wolf	Bristol Manor Developer, LLC	F	85	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	180	
2019-242L	Railway Park	Polk	Matthew A. Rieger	5700 Railway Park Developer, LLC	F	85	1,520,480	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	27	
2019-243C	New Life Estates Senior	Lebanon	Matthew A. Rieger	New Life Estates Senior Developer, LLC	L, Var-ALF	96	1,687,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	28	
2019-244C	The Village at Town Center Apartment Homes	Hager	Jay P. Brock	Affordable Housing Partners, L.L.P., Southern Affordable Development, LLC	F	84	1,350,378	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	74	
2019-245C	North Commons	Sanicolas	James F. Oval	North Commons Developer, LLC	F, Var-ALF	68	1,360,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	8	
2019-246C	Palm Plaza	Polk	J. David Page	Southport Development, Inc. a WJA Corporation doing business in FL as Southport Development Services, Inc.	F	90	1,620,000	Y	Y	N	N	N	10	0	Y	Y	Y	A	Y	155	
2019-247C	Summit Senior Apartments	Hernando	Donald W. Pascoe	Southport Development Services, Inc. BHA Development, LLC	L, Var-ALF	80	1,530,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	170	
2019-248C	Palm Vista	Polk	J. David Page	Southport Development, Inc. a WJA Corporation doing business in FL as Southport Development Services, Inc.	F	105	1,680,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	46	
2019-249C	Country Meadows	Volusia	Brian Parent	JPM Outlook LLC, Timber Hill Title Developers, LLC	F	60	1,325,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	144	
2019-250C	Heath Brook Apartments	Milton	Brian Parent	JPM Outlook LLC, Timber Hill Title Developers, LLC	F	92	1,699,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	54	
2019-251C	Seaside Creek Commons	Volusia	J. David Page	Southport Development, Inc. a WJA Corporation doing business in FL as Southport Development Services, Inc.	F	109	1,680,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	105	

No

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

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

No

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

(2) Transit Services

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

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

N/A

- (b) Other Transit Services

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

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

(3) Community Services

- Exhibit C -