

**Notice of Award for Request for Proposals (RFP) #2009-04
Tax Credit Exchange Program (Exchange) Funding Only or Exchange Funding
With Tax Credit Assistance Program (TCAP) Funding and a Nominal Amount of
Nine Percent Low-Income Housing Tax Credits For Applicants that, as of February
17, 2009, had an Active Award of 9 Percent Housing Credits**

At the August 20, 2009 Telephonic Board Meeting, Florida Housing's Board of Directors accepted the Recommendations of the Review Committee.

The Review Committee recommended that the Board reject the Elmwood Terrace proposal to receive funding through the Request for Proposals. It was determined through the evaluation process that Elmwood Terrace failed the threshold requirements at Section Four, D.1. and 2.c. of the RFP.

The Review Committee recommended that the Board reject the proposal by The Portland. The Applicant failed to meet the threshold requirement at Section Six, A.5.d. of the RFP.

The Review Committee further recommended that the Board reject the application of Panama Commons. The Applicant failed to meet the threshold requirements at Section Six, A.5.d. and e. of the RFP.

The Review Committee recommended approval of the remaining proposals that met the threshold requirements and authorize staff to proceed to issue invitations to enter credit underwriting to the following proposed developments:

Arbours @ Shoemaker Place - App. No. 2008-025C
Brownsville Transit Village II – App. No. 2008-198C
Cottdale Village Apts. – App. No. 2008-151C
Cypress Cove – App. No. 2008-143C
Dr. Barbara Carey-Shuler Manor – App. No. 2007-36CS
Everett Stewart Sr., Village – App. No. 2007-122C
Graceland Manor Apts. – App. No. 2008-152C
Labre Place – App. No. 2006-074CS
Little Oaks Apts. – App. No. 2008-149C
Madison Glen – App. No. 2008-169C
Madison Vines – App. No. 2008-167C
Magnolia landing – App. No. 2008-177C/2009-002C
Metro Apts. – App. No. 2008-210C
Northwest Gardens I – App. No. 2008-203C
Oakdale Apts. – App. No. 2008-147C
Orchid Grove – App. No. 2008-221C
Palafox Landing – App. No. 2006-035C
Pana Villa Apts. – App. No. 2007-150C
Paul Colton Villas – App. No. 2008-230C
Plata Lago – App. No. 2008-128C
Poinciana Royale – App. No. 2008-162CS
Renaissance Preserve – App. No. 288-215C

St. Giles Manor – App. No. 2007-112C
Shepherd’s Court – App. No. 2008-088CS
Sutton Place – App. No. 2008-064C
Village Carver II – App. No. 2007-124C/2008-005C
Villas at Crowder Ridge – App. No. 2008-140C
Vista Mar – App. No. 2008-217C

Please note, any unsuccessful applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., and Rule Chapter 28-110, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., et. al. or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

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