



September 15, 2022

VIA FEDEX & EMAIL

Ms. Elizabeth Crane
Multifamily Programs Manager
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

RE: Oakfield Groves Apartments, LP (RFA 2020-103/2020-479CS) - Nonprofit Board
Member change to Turnstone Development Corporation

Dear Ms. Crane:

Turnstone Development Corporation, an Illinois not-for-profit corporation ("**Turnstone**"), is in the process of changing its board composition and is currently involved in the Plateau Village project, which is owned by Oakfield Groves Apartments, LP, a Florida limited partnership (the "**Applicant**"), with Florida Housing Finance Corporation ("**Florida Housing**") and requests Florida Housing's staff approval for such change.

As you are aware, the Applicant submitted Application No. 2020-479CS (the "**Application**") in response to RFA 2020-103 for Housing Credit and SAIL Financing to Develop Housing for Homeless Persons (the "**RFA**") and closed on its tax credit equity and construction financing on August 20, 2021. The Applicant should complete construction of that certain 72 unit affordable housing development to be known as Plateau Village by December 31, 2022 (the "**Project**").

Currently, Turnstone is the Sole Member of Turnstone Oakfield Groves GP, LLC, a Florida limited liability company, one of the general partners of the Applicant, and also serves as a Co-Developer for the Project.

The proposed change will include: (i) the resignation of William Schneider (the natural person principal listed on the Application meeting the RFA's prior general development experience requirement for Turnstone), as executive director; and (ii) the replacement of William Schneider, as executive director, with Susan Wiemer, who has served as Turnstone's Chief Operating Officer since 2013, and has completed five affordable housing tax credit developments with Turnstone since that time. Susan Wiemer will also replace William Schneider as the Authorized Principal Representative for the Applicant. All other board members and officers will remain the same and will continue to hold his or her respective office or position.

We have included herein as **Exhibit A**, Susan Wiemer's Developer Prior Experience Chart reflecting the required information needed to meet the RFA's prior general development experience requirement. Further, we have included herein as **Exhibit B** and **Exhibit C**, the current and proposed principal disclosures for the Project.

We respectfully request Florida Housing's staff approval to the extent required.

Thank you for your time and consideration and please let us know if you need anything else.

Sincerely,



Susan Wiemer
Interim Executive Director



Plateau Village
2020-479CS

June 28, 2022

Ms. Elizabeth Crane
Multifamily Programs Manager
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

RE: Oakfield Groves Apartments, LP – 2020-479CS - Nonprofit Board Members changes to Provident Housing Solutions, Inc.

Dear Ms. Crane:

Provident Housing Solutions, Inc. submitted a request dated June 24, 2022 to Florida Housing Finance Corporation ("FHFC") to change the structure of the nonprofit board members. One of the nonprofit board members, Gerald Badalamento, recently passed away. Due to this unfortunate event, the nonprofit will replace Gerald Badalamento's position on the board with Barry Draper. All other board members will remain the same and will continue to hold his or her respective office or position. This is a non-material change and we have no objections.

We understand there are no penalties or negative consequences for Plateau Village or Turnstone Development from FHFC in allowing this change.

Please allow this letter to suffice as our official request of this change. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Wm. Schneider".

William Schneider, Executive Director

56 E. North Avenue
Suite 100
Northlake, IL 60164

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708-415-4814 CELL
bschneider@turnstonedev.org
www.turnstonedev.org



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June 24, 2022

Elizabeth Crane
Multifamily Programs Manager
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

VIA Email and FEDEX

Dear Ms. Crane:

We represent Provident Housing Solutions, Incorporated ("Provident") in connection with its proposed change of board members. Provident is a Florida not-for-profit corporation and is designated as an IRC Section 501c(3) organization.

Provident is currently involved in the following projects:

1. Clermont Ridge owned by Clermont Ridge, Ltd. (RFA 2017-111/2018-112C). Provident is a special limited partner in Clermont Ridge, Ltd. and is a co-developer.
2. Oakfield Groves Apartments, LP (RFA 2020-103/2020-479CS). Provident is the sole owner of Plateau Provident, LLC, which is a general partner of Oakfield Groves Apartments, LP and is the sole owner of PHS Developer, LLC, which is a co-developer.

One of the Provident's board members, Gerald Badalamento, recently passed away. Due to this unfortunate event, Provident will replace Gerald Badalamento's position on the board with Barry Draper. All other board members will remain the same and will continue to hold his or her respective office or position.

We have included herein as Exhibit A and B the current and proposed principal disclosures for Clermont Ridge, Ltd. and as Exhibit C and D the current and proposed principal disclosures for Oakfield Groves Apartments, LP.

We respectfully request staff approval to the extent required.

Please let me know if you need anything else.

Sincerely,

A handwritten signature in blue ink, appearing to read 'N. Heckman'.

Nicholas W. Heckman, Esq.



Provident Housing Solutions Inc. 665 Mt.
Stirling Avenue, Apopka FL 32712 Phone: 828-
989-4711 | [Email: hank.dunn@providenths.org](mailto:hank.dunn@providenths.org)

June 24, 2022

Ms. Elizabeth Crane
Multifamily Programs Manager
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

Re: Provident Housing Solutions, Inc. - Change of Board Members

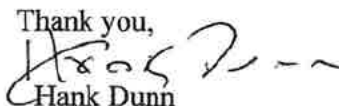
Dear Ms. Crane,

Provident Housing Solutions, Inc. is in the process of changing our board composition due to a recent death to one of its board members. We currently have two projects with Florida Housing Finance Corporation and would like to submit a request for staff approval for this board change.

The two projects that Provident Housing Solutions, Inc. are involved in are Clermont Ridge owned by Clermont Ridge, Ltd. (RFA 2017-111/2018-112C) as a special limited partner and as a co-developer. The other project is Oakfield Groves Apartments, LP (RFA 2020-103/2020-479CS) as the sole owner of Plateau Provident, LLC which is a general partner of Oakfield Groves Apartments, LP and is the sole owner of PHS Developer, LLC which is a co-developer.

The board member changes will include the replacement of Gerald Badalamento, who has recently passed away, with Barry Draper. All other board members will remain the same and will continue to hold his or her respective office or position.

Please let me know if you need anything further.

Thank you,

Hank Dunn

Developer Prior Experience Chart

Name of the natural person Principal with the Required Experience: **Susan Wiemer**

Name of Development Entity (for the proposed Development) for which the above individual is a Principal: **Turnstone Development Corporation**

Name of Development	Location		Affordable Housing Program(s) that Provided Financing	Total Number of Units	Year Completed
	City	State			
Thorncreek Senior Living	Thornton	IL	Tax Credits, HOME	46	2015
Wisdom Village Crossing	Fort Lauderdale	FL	Tax Credits, HOME	105	2017
Northlake Senior Phase 1	Northlake	IL	Tax Credits, HOME	71	2016
Northlake Senior Phase 2	Northlake	IL	Tax Credits, HOME	50	2019
Crystal Lake Senior Residences	Crystal Lake	IL	Tax Credits	60	2020

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

Oakfield Groves Apartments, LP

% Ownership input features will not be made available until invitation to credit underwriting

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified	% Ownership of Applicant
1.	<u>General Partner</u>	<u>Turnstone Oakfield Groves GP, LLC</u>	<u>Limited Liability Company</u>	<u>0.0075%</u>
2.	<u>General Partner</u>	<u>Plateau Provident, LLC</u>	<u>Limited Liability Company</u>	<u>0.0025%</u>
3.	<u>Investor LP</u>	<u>NEF Assignment Corporation</u>	<u>Non-Profit Corporation</u>	<u>99.9900%</u>

Second Principal Disclosure Level:

Oakfield Groves Apartments, LP

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified	Second Level Principal % Ownership of First Level Principal
<u>1. (Turnstone Oakfield Groves GP, LP)</u>	<u>Sole Member</u>	<u>Turnstone Development Corporation</u>	<u>Non-Profit Corporation</u>	<u>100.0000%</u>
<u>2. (Plateau Provident, LLC)</u>	<u>Sole Member</u>	<u>Provident Housing Solutions, Incorporated</u>	<u>Non-Profit Corporation</u>	<u>100.0000%</u>

Third Principal Disclosure Level:

Oakfield Groves Apartments, LP

[Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant](#)

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified

Third Level Entity #	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be either a Natural Person or a Trust	The organizational structure of Third Level Principal identified Must be either a Natural Person or a Trust	3rd Level Principal % Ownership of 2nd Level Principal
<u>1.A. (Turnstone Development Corpora</u>	<u>Executive Director</u>	<u>Schneider, William</u>	<u>Natural Person</u>	
<u>1.A. (Turnstone Development Corpora</u>	<u>Officer/Director</u>	<u>Schneider, William</u>	<u>Natural Person</u>	
<u>1.A. (Turnstone Development Corpora</u>	<u>Officer/Director</u>	<u>McCray, Alicia Rodman</u>	<u>Natural Person</u>	
<u>1.A. (Turnstone Development Corpora</u>	<u>Officer/Director</u>	<u>Higginbottom, Elzie</u>	<u>Natural Person</u>	
<u>1.A. (Turnstone Development Corpora</u>	<u>Officer/Director</u>	<u>Coleman, Linford</u>	<u>Natural Person</u>	
<u>1.A. (Turnstone Development Corpora</u>	<u>Officer/Director</u>	<u>Peeples, Audrey</u>	<u>Natural Person</u>	
<u>1.A. (Turnstone Development Corpora</u>	<u>Officer/Director</u>	<u>Jackson, Maze</u>	<u>Natural Person</u>	
<u>1.A. (Turnstone Development Corpora</u>	<u>Officer/Director</u>	<u>Wiemer, Susan</u>	<u>Natural Person</u>	
<u>2.A. (Provident Housing Solutions, Inci</u>	<u>Executive Director</u>	<u>Smith, Steve</u>	<u>Natural Person</u>	
<u>2.A. (Provident Housing Solutions, Inci</u>	<u>Officer/Director</u>	<u>Carlisle, Joseph</u>	<u>Natural Person</u>	
<u>2.A. (Provident Housing Solutions, Inci</u>	<u>Officer/Director</u>	<u>Ryan, Thomas</u>	<u>Natural Person</u>	
<u>2.A. (Provident Housing Solutions, Inci</u>	<u>Officer/Director</u>	<u>Grayford, James</u>	<u>Natural Person</u>	
<u>2.A. (Provident Housing Solutions, Inci</u>	<u>Officer/Director</u>	<u>Phillips, John</u>	<u>Natural Person</u>	
<u>2.A. (Provident Housing Solutions, Inci</u>	<u>Officer/Director</u>	<u>Badalamento, Gerald</u>	<u>Natural Person</u>	
<u>2.A. (Provident Housing Solutions, Inci</u>	<u>Officer/Director</u>	<u>Dunn, Hank</u>	<u>Natural Person</u>	
<u>2.A. (Provident Housing Solutions, Inci</u>	<u>Officer/Director</u>	<u>Arrington, Jim</u>	<u>Natural Person</u>	

Principal Disclosures for the two Developers

How many Developers are part of this Application structure? (Please complete the Principal Disclosures for each of the two Co-Developers below.)

2

Select the organizational structure for the first Co-Developer entity:

The first Co-Developer is a: Non-Profit Corporation

Provide the name of the Developer Non-Profit Corporation:

Turnstone Development Corporation

First Principal Disclosure Level:

Turnstone Development Corporation

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	<u>Executive Director</u>	<u>Schneider, William</u>	<u>Natural Person</u>
2.	<u>Officer/Director</u>	<u>Schneider, William</u>	<u>Natural Person</u>
3.	<u>Officer/Director</u>	<u>McCray, Alicia Rodman</u>	<u>Natural Person</u>
4.	<u>Officer/Director</u>	<u>Higginbottom, Elzie</u>	<u>Natural Person</u>
5.	<u>Officer/Director</u>	<u>Coleman, Linford</u>	<u>Natural Person</u>
6.	<u>Officer/Director</u>	<u>Peeples, Audrey</u>	<u>Natural Person</u>
7.	<u>Officer/Director</u>	<u>Jackson, Maze</u>	<u>Natural Person</u>
8.	<u>Officer/Director</u>	<u>Wiemer, Susan</u>	<u>Natural Person</u>

Principal Disclosures for the two Developers

Select the organizational structure for the second Co-Developer entity:

The second Co-Developer is a: [Limited Liability Company](#)

Provide the name of the Developer Limited Liability Company:

[PHS Developer, LLC](#)

First Principal Disclosure Level:

PHS Developer, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	Sole Member	Provident Housing Solutions, Incorporated	Non-Profit Corporation

Second Principal Disclosure Level:

PHS Developer, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

<u>Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being</u>	<u>Second Level Entity #</u>	<u>Select the type of Principal being associated with the corresponding First Level Principal Entity</u>	<u>Enter Name of Second Level Principal</u>	<u>Select organizational structure of Second Level Principal identified</u>
1. (Provident Housing Solutions, Inc	1.A.	Executive Director	Smith, Steve	Natural Person
1. (Provident Housing Solutions, Inc	1.B.	Officer/Director	Carlisle, Joseph	Natural Person
1. (Provident Housing Solutions, Inc	1.C.	Officer/Director	Ryan, Thomas	Natural Person
1. (Provident Housing Solutions, Inc	1.D.	Officer/Director	Grayford, James	Natural Person
1. (Provident Housing Solutions, Inc	1.E.	Officer/Director	Phillips, John	Natural Person
1. (Provident Housing Solutions, Inc	1.F.	Officer/Director	Badalmento, Gerald	Natural Person
1. (Provident Housing Solutions, Inc	1.G.	Officer/Director	Dunn, Hank	Natural Person
1. (Provident Housing Solutions, Inc	1.H.	Officer/Director	Arrington, Jim	Natural Person

Principal Disclosures for the two Developers

Select the organizational structure for the second Co-Developer entity:

The second Co-Developer is a: [Limited Liability Company](#)

Provide the name of the Developer Limited Liability Company:

[PHS Developer, LLC](#)

First Principal Disclosure Level:

PHS Developer, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	Sole Member	Provident Housing Solutions, Incorporated	Non-Profit Corporation
2.	<Select an option>	_____	<Select an option>
3.	<Select an option>	_____	<Select an option>
4.	<Select an option>	_____	<Select an option>
5.	<Select an option>	_____	<Select an option>
6.	<Select an option>	_____	<Select an option>
7.	<Select an option>	_____	<Select an option>
8.	<Select an option>	_____	<Select an option>
9.	<Select an option>	_____	<Select an option>
10.	<Select an option>	_____	<Select an option>
11.	<Select an option>	_____	<Select an option>
12.	<Select an option>	_____	<Select an option>
13.	<Select an option>	_____	<Select an option>
14.	<Select an option>	_____	<Select an option>
15.	<Select an option>	_____	<Select an option>
16.	<Select an option>	_____	<Select an option>
17.	<Select an option>	_____	<Select an option>
18.	<Select an option>	_____	<Select an option>
19.	<Select an option>	_____	<Select an option>
20.	<Select an option>	_____	<Select an option>

Second Principal Disclosure Level:

PHS Developer, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

<u>Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being</u>	<u>Second Level Entity #</u>	<u>Select the type of Principal being associated with the corresponding First Level Principal Entity</u>	<u>Enter Name of Second Level Principal</u>	<u>Select organizational structure of Second Level Principal identified</u>
1. (Provident Housing Solutions, Inc	1.A.	Executive Director	Smith, Steve	Natural Person
1. (Provident Housing Solutions, Inc	1.B.	Officer/Director	Carlisle, Joseph	Natural Person
1. (Provident Housing Solutions, Inc	1.C.	Officer/Director	Ryan, Thomas	Natural Person
1. (Provident Housing Solutions, Inc	1.D.	Officer/Director	Grayford, James	Natural Person
1. (Provident Housing Solutions, Inc	1.E.	Officer/Director	Phillips, John	Natural Person
1. (Provident Housing Solutions, Inc	1.F.	Officer/Director	Draper, Barry	Natural Person
1. (Provident Housing Solutions, Inc	1.G.	Officer/Director	Dunn, Hank	Natural Person
1. (Provident Housing Solutions, Inc	1.H.	Officer/Director	Arrington, Jim	Natural Person
<Select a #>		<Select an option>	_____	<Select an option>
<Select a #>		<Select an option>	_____	<Select an option>
<Select a #>		<Select an option>	_____	<Select an option>
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