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FINANCE CORPORATION

MHP WEKIVA SPRINGS, LLC

FHFC Case No. 2026-060BP

Petitioner,

FHFC RFA No. 2026-202

Appl. No. 2027-032C

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

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

Petitioner, MHP WEKIVA SPRINGS, LLC (“MHP Wekiva” or “Petitioner”), by and through its undersigned counsel and pursuant to sections 120.569, 120.57(1) and (3), Florida Statutes and Florida Administrative Code Chapters 28-110, 67-48 and 67-60 as well as the terms of Florida Housing Finance Corporation’s (“FHFC” or “Corporation”) Request for Applications 2026-202 at Section Six, hereby files its Formal Written Protest and Petition for a Formal Administrative Hearing to contest both the proposed award of funding as well as the eligibility, scoring and ranking determinations of FHFC with regard to RFA 2026-202 as set forth herein. In support of this Formal Protest and Petition, Petitioner states as follows:

**Parties**

1. The agency affected by this Protest and Petition is Florida Housing Finance Corporation located at 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

2. Petitioner, MHP Wekiva Springs, LLC, is a Florida limited liability company whose business address is 777 Brickell Avenue, Suite 1300, Miami, Florida 33131. For purposes of this proceeding, the address of Petitioner is that of its undersigned counsel.

3. Petitioner submitted Application No. 2027-032C in response to Request for Applications 2026-202 (RFA”) entitled Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Lee, Orange, Palm Beach, Pinellas and Polk Counties.

**Notice**

4. FHFC issued RFA 2026-202 on July 16, 2026.

5. Applications in response to this RFA were due to be filed on or before August 13, 2026.

6. FHFC received forty-five applications in response to this RFA.

7. Petitioner timely filed its application number 2027-032C requesting an allocation of funding for its proposed 80-unit affordable housing complex to be located in Orange County, Florida. Petitioner’s application satisfies all the required elements of the RFA and is eligible for a funding award.

8. Petitioner received notice of the FHFC’s preliminary determination of which applications were preliminarily selected for funding in a notice published on the Corporation’s website on September 25, 2026 at 10:15 a.m.

9. On September 30, 2026, Petitioner timely filed its Notice of Intent to Protest. See Exhibit A.<sup>1</sup>

10. This Formal Written Protest and Petition are timely filed in accordance with section 120.57(3), Florida Statutes, and Florida Administrative Code Rules 28-110.004 and 67-60.009.

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<sup>1</sup> The spreadsheet providing notice of preliminary selection is attached to the Notice of Intent to Protest.

### **Background**

11. FHFC is a public corporation created in section 420.504, Florida Statutes, organized to provide and promote the public welfare by administering the governmental function of financing or refinancing housing and related facilities in Florida. FHFC's statutory authority is set forth in Chapter 420, Part V, Florida Statutes.

12. FHFC'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. FHFC administers a competitive solicitation process to implement the provisions of its programs, including the SAIL financing to be awarded pursuant to the RFA. See Chapter 67-60, F.A.C.

### **RFA 2026-202**

14. Florida Housing expects to offer an estimated \$33,633,880 of Housing Credits through this RFA. RFA at p. 2.

15. The RFA sets forth the information that must be submitted by Applicants.

16. Applicants must meet certain mandatory eligibility requirements to be selected for funding. RFA at pp. 83-84.

17. The RFA describes how the applications will be sorted as follows:

#### **2. Application Sorting Order**

a. Sorting Order when selecting Applications to meet the Local Government Areas of Opportunity Goal described in 5.b. below

When selecting Applications to meet the Local Government Areas of Opportunity Goal as described in Section Four, A.11.e. of the RFA, the highest scoring Applications will be determined by first sorting together all eligible Applications that qualify for the goal from highest score to lowest score, with any scores that are tied separated in the following order:

- (1) First, 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);
- (2) Next, by the Application's Permit Ready Tier status, which is outlined in Section Four, A.7.c. of the RFA (with Applications that qualify as Tier 1 Permit Ready Applications receiving preference above Applications that do not qualify for this preference);
- (3) Next by the Developer Experience Funding Preference, which is outlined in Section Four, A.3.b.(3)(b) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (4) Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (5) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

b. Sorting Order used when selecting Applications except for those that meet the Local Government Areas of Opportunity Goal described in 5.b. below

For each goal, the highest scoring Priority 1 Applications within the county will be determined by first sorting together all eligible Priority 1 Applications that qualify for each goal from highest score to lowest score, with any scores that are tied separated in the following order. This will then be repeated for Priority 2 Applications that qualify for each goal:

- (1) First, 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);
- (2) Next, by the Application's Leveraging Classification, as 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);

- (3) Next, by the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- (4) Next, by the Application's Permit Ready Tier status, which is outlined in Section Four, A.7.c. of the RFA (with Applications that qualify as Tier 1 Permit Ready Applications receiving preference above Applications that do not qualify for this preference);
- (5) Next by the Developer Experience Funding Preference, which is outlined in Section Four, A.3.b.(3)(b) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (6) 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);
- (7) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

RFA at p. 86-88.

18. The RFA continues with a Funding Selection Process as follows:

### **5. The Funding Selection Process**

Geographic Area of Opportunity / SADDA

#### **(1) Broward County**

The first Application selected for funding will be the highest-ranking eligible unfunded Priority 1 Application for a proposed Development located in Broward County that qualifies for both the Geographic Area of Opportunity / SADDA Goal and the Local Government Areas of Opportunity Designation.

If there are no eligible Priority 1 Applications located in Broward County that meet these qualifications, then the first Application selected for funding will be the highest-ranking eligible unfunded Priority 1 Application for a proposed Development located in

Broward County that qualifies for the Geographic Area of Opportunity / SADDa Goal.

If there are no eligible Priority 1 Applications located in Broward County that meet these qualifications, then the highest-ranking eligible Priority 2 Application for a proposed Development located in Broward County that qualifies for the Geographic Area of Opportunity / SADDa Goal will be selected for funding.

(2) Pinellas County

The next Application selected for funding will be the highest-ranking eligible unfunded Priority 1 Application for a proposed Development located in Pinellas County that qualifies for the Geographic Area of Opportunity / SADDa Goal.

If there are no eligible Priority 1 Applications for a proposed Development located in Pinellas County that qualify for the Geographic Area of Opportunity / SADDa Goal, then the highest-ranking eligible Priority 2 Application located in Pinellas County that qualifies for the Geographic Area of Opportunity / SADDa Goal will be selected for funding.

b. Local Government Areas of Opportunity Goal

The first Application selected for funding will be the highest-ranking eligible unfunded Priority 1 Application proposing a Development located in Broward County that qualifies for the Local Government Areas of Opportunity Goal described in Section Four, A.11.e of the RFA. This will be repeated for Duval, Hillsborough, Orange, Palm Beach, and Polk County.

c. Verification that all counties received a certain number of awards

If Duval, Hillsborough, Orange, Palm Beach, Pinellas, or Polk were not credited with at least one award in a. - b. above, then the highest-ranking eligible Priority 1 Application in those counties without an award will be selected for funding. If Broward County was not credited with at least two awards in a. - b. above, then the highest-ranking eligible Priority 1 Application(s) in Broward County will be selected for funding until two awards have been credited to Broward County.

If Duval, Hillsborough, Orange, Palm Beach, Pinellas, or Polk were still not credited with at least one award in a. - b. above, nor were there any Priority 1 Applications in the county, then the highest-

ranking eligible Priority 2 Application in those counties without an award will be selected for funding. If Broward County was not credited with at least two awards in a. - b. above, nor were there any Priority 1 Applications in the county, then the highest-ranking eligible Priority 2 Application in Broward County will be selected for funding until two awards have been credited to Broward County.

If an Application selected for funding in this section cannot be fully funded, the Application may be awarded a binding commitment, and no further Applications will be selected for funding in this process.

d. Remaining Funding

(1) Additional awards in Hillsborough, Orange, and Palm Beach County

If funding remains, the highest-ranking eligible unfunded Application that qualifies for either the Local Government Areas of Opportunity Goal described in Section Four, A.11.e. of the RFA or Geographic Areas of Opportunity / SADDA Goal will be selected in each of the following counties, if it can be fully funded, with a preference that this is a Priority 1 Application: Hillsborough, Orange, and Palm Beach County.

If funding remains, this will be repeated, until there are no Applications in these counties that can meet the Funding Test.

(2) Additional awards in Broward, Duval, and Pinellas County

If funding remains, the highest-ranking eligible unfunded Application in that qualifies for either the Local Government Areas of Opportunity Goal described in Section Four, A.11.e. of the RFA or Geographic Areas of Opportunity / SADDA Goal will be selected in each of the following counties, if it can be fully funded, with a preference that this is a Priority 1 Application: Broward, Duval, and Pinellas County.

If funding remains, this will be repeated, until there are no Applications in these counties that can meet the Funding Test.

- e. If funding remains, no additional Applications from any county will be selected for funding and any remaining funding will be distributed as approved by the Board.

RFA at pp. 88-90.

### **Substantial Interests Affected**

19. Petitioner's substantial interests are being determined in this proceeding because Petitioner is an applicant for funding pursuant to this RFA. Based on the funding goals, application sorting order and funding selection order, if the applications ranked ahead of Petitioner are deemed ineligible or otherwise not selected for funding, then Petitioner's application would be selected for funding.

20. As set forth further below, five applications have been challenged in this Petition. Should ANR 01, LP and HP Apt, LP not be selected or deemed ineligible, along with various combinations of the applications by RPV Parcel E1, LP, Magnolia Place Housing Partners, LP, and Madison Pines, LLC, Petitioner's application will be selected for funding.

### **ANR 01, LP**

21. Application number 2027-039C by ANR 01, LP ("ANR 01") is for a 90-unit complex in Hillsborough County, Florida.

22. If ANR 01 is deemed ineligible or otherwise not selected for funding, along with various combinations of the other projects referenced herein, MHP Wekiva would be the next project selected.

23. ANR 01 was preliminarily selected for funding.

24. In order to be eligible for funding, the applicant is required to demonstrate the requisite amount of "Developer Experience."

25. The RFA provides as follows:

(3) Developer Experience Requirements and Funding Preference

(a ) Required Developer Experience

A natural person Principal of at least one experienced Developer entity, which must be disclosed as a Principal of the Developer on the Principals of the Applicant and Developer(s) Disclosure Form, Rev. 05- 2019, (“Principals Disclosure Form”), must have, since January 1, 2006 Completed at least one Affordable Rental Housing Development that consists of a total number of units no less than 50% of the total number of units in the proposed Development.

\* \* \* \*

(b) Developer Experience Funding Preference

\* \* \* \*

If the experience of a natural person Principal for a Developer entity listed in this Application was acquired from a previous affordable housing Developer entity, the natural person Principal must have also been a Principal of that previous Developer entity.

RFA at p. 9, 12.

26. The term “Principal” is defined in Florida Administrative Code Rule 67-48.002(94), as follows:

(94) “Principal” has the meanings set forth below and any Principal other than a natural person must be a legally formed entity as of the Application deadline:

(a) For a corporation, each officer, director, executive director, and shareholder of the corporation.

(b) For a limited partnership, each general partner and each limited partner of the limited partnership.

(c) For a limited liability company, each manager and each member of the limited liability company.

(d) For a trust, each trustee of the trust and all beneficiaries of majority age (i.e.; 18 years of age) as of Application deadline.

(e) For a Public Housing Authority, each officer, director, commissioner, and executive director of the Authority.

27. The developer of ANR 01 is ANR Developer, LLC.

28. The required Principal Disclosure form for ANR 01 lists one manager and four members of the developer, one of which is “Banc of America Community Development Company,

LLC” (“BACDC”). A copy of the Principal Disclosure form for ANR 01 is attached hereto as Exhibit B.

29. The ANR 01 application lists Eileen Pope as the natural person Principal with the required experience for the applicant.

30. On the Principal Disclosure form for ANR 01, Eileen Pope is listed as one of fifty “managers” of BACDC.

31. However, on information and belief, Petitioner states that Eileen Pope is not a member or manager of BACDC. Attached hereto as Exhibit C is a printout from the website of the Florida Secretary of State’s website for BACDC. Ms. Pope is not listed as either a manager or member. Instead, she is listed as a Senior Vice President. An officer is not the same as a manager or member of a limited liability company.

32. Because the natural person Principal of the developer does not meet the requirements of the RFA, the ANR 01 application is not eligible for funding. *Blue Broadway, LLC v. Florida Housing Finance Corporation*, DOAH Case No. 17-3273BID (F.O. September 22, 2017) (holding that this same person—Eileen Pope—did not satisfy the developer experience requirement because was not a principal of the entity).

33. In addition, on Exhibit C, there are three persons listed for BACDC that are not listed on the ANR 01 Principal Disclosure form. If those individuals were principals whose names needed to be disclosed and they were not, then the Principal Disclosure form would be defective and the ANR 01 application would not be eligible for funding. *Blue Broadway, supra*.

#### **HP APT, LP**

34. Application number 2027-037C by HP Apt, LP (“HP”) is for a 94-unit complex in Orange County, Florida.

35. If HP is deemed ineligible or otherwise not selected for funding, along with various combinations of the other projects referenced herein, MHP Wekiva would be the next project selected.

36. HP was preliminarily selected for funding.

37. HP's application suffers from the same fatal defect as ANR 01.

38. The developer for HP is HP Apt Developer, LLC.

39. The required Principal Disclosure form for HP list one manager and four members of the developer, one of which is "Banc of America Community Development Company, LLC" ("BACDC"). A copy of the Principal Disclosure form for HP is attached hereto as Exhibit D.

40. The HP application lists Eileen Pope as the natural person Principal with the required experience for the applicant.

41. On the Principal Disclosure form for HP, Eileen Pope is listed as one of fifty "managers" of BACDC.

42. However, on information and belief, Petitioner states that Eileen Pope is not a member or manager of BACDC. Attached hereto as Exhibit C is a printout from the website of the Florida Secretary of State's website for BACDC. Ms. Pope is not listed as either a manager or member. Instead, she is listed as a Senior Vice President. An officer is not the same as a manager or member of a limited liability company.

43. Because the natural person Principal of the developer does not meet the requirements of the RFA, the HP application is not eligible for funding. *Blue Broadway, LLC v. Florida Housing Finance Corporation*, DOAH Case No. 17-3273BID (F.O. September 22, 2017) (holding that this same person—Eileen Pope—did not satisfy the developer experience requirement because was not a principal of the entity).

44. In addition, on Exhibit C, there are three persons listed for BACDC that are not listed on the HP Principal Disclosure form. If those individuals were principals whose names needed to be disclosed and they were not, then the Principal Disclosure form would be defective and the HP application would not be eligible for funding. *Blue Broadway, supra*.

**RPV Parcel E1, LP**

45. Application number 2027-043C by RPV Parcel E1, LP (“RPV”) is for a 100-unit complex in Hillsborough County, Florida.

46. If RPV is deemed ineligible or otherwise not selected for funding, along with various combinations of the other projects referenced herein, MHP Wekiva would be the next project selected.

47. RPV was deemed eligible but was not preliminarily selected for funding.

48. RPV’s application suffers from the same fatal defect as ANR 01 and HP.

49. The developer for RPV is RPV Parcel E1 Developer, LLC.

50. The required Principal Disclosure form for RPV list one manager and three members of the developer, one of which is “Banc of America Community Development Company, LLC” (“BACDC”). A copy of the Principal Disclosure form for RPV is attached hereto as Exhibit E.

51. The RPV application lists Eileen Pope as the natural person Principal with the required experience for the applicant.

52. On the Principal Disclosure form for RPV, Eileen Pope is listed as one of fifty “managers” of BACDC.

53. However, on information and belief, Petitioner states that Eileen Pope is not a member or manager of BACDC. Attached hereto as Exhibit C is a printout from the website of the

Florida Secretary of State's website for BACDC. Ms. Pope is not listed as either a manager or member. Instead, she is listed as a Senior Vice President. An officer is not the same as a manager or member of a limited liability company.

54. Because the natural person Principal of the developer does not meet the requirements of the RFA, the RPV application is not eligible for funding. *Blue Broadway, LLC v. Florida Housing Finance Corporation*, DOAH Case No. 17-3273BID (F.O. September 22, 2017) (holding that this same person—Eileen Pope—did not satisfy the developer experience requirement because was not a principal of the entity).

55. In addition, on Exhibit C, there are three persons listed for BACDC that are not listed on the RPV Principal Disclosure form. If those individuals were principals whose names needed to be disclosed and they were not, then the Principal Disclosure form would be defective, and the RPV application would not be eligible for funding. *Blue Broadway, supra*.

#### **Magnolia Place Housing Partners, LP**

56. Application number 2027-015C by Magnolia Place Housing Partners, LP (“Magnolia Place”) is for a 75-unit complex in Polk County, Florida.

57. Magnolia Place was found eligible and preliminarily selected for funding. If Magnolia Place is deemed ineligible or otherwise not selected for funding, along with combinations of the other projects referenced herein, MHP Wekiva would be the next project selected.

58. The RFA requires each applicant to include pro formas in the application showing all its costs—also known as “uses”—as well as all the sources of funds it will have to show that it can pay for its project. The RFA requires that applicants show adequate “sources” to equal or exceed its “uses” at both the construction and permanent financing stages of the project. The RFA

requires applicants to provide documentation of those “sources.” If the sources do not equal or exceed the uses, the project is not eligible for funding. RFA at pp. 72-73.

59. Specifically, the Development Cost Pro Forma must list:

[T]he anticipated costs, the Detail/Explanation Sheet, if applicable, and the Construction or Rehab Analysis and Permanent Analysis listing the anticipated sources (both Corporation and non-Corporation funding). The sources must equal or exceed the uses. If a funding source is not considered, if the Applicant’s funding Request Amount is adjusted downward, and/or if the anticipated costs or uses are adjusted upward, this may result in a funding shortfall. If the Application has a funding shortfall in either the Construction/Rehab and/or the Permanent Analysis of the Applicant’s Development Cost Pro Forma, the amount of the adjustment(s), to the extent needed and possible, will be offset by increasing the deferred Developer Fee up to the maximum eligible amount as provided below. If it is demonstrated that an Applicant failed to disclose anticipated costs, the Applicant will be deemed ineligible if those undisclosed costs cause a funding shortfall.

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Developer Fee and General Contractor fee must be disclosed. In the event the Developer Fee and/or General Contractor fee are/is not disclosed on the Development Cost Pro Forma, the Corporation will assume that these fees will be the maximum allowable and will add the maximum amount(s) to Total Development Cost. If an Applicant lists a Developer Fee, General Contractor fee, contingency reserve or operating deficit reserve that exceeds the stated Application limits, the Corporation will adjust the fee to the maximum allowable.

All loans, grants, donations, syndication proceeds, etc., should be detailed in the Application as outlined above. The total of monetary funds determined to be in funding proposals must equal or exceed uses.

RFA at pp. 72-73 (emphasis added).

60. In order to substantiate funding sources, the RFA requires that for funding other than Corporation funding and deferred developer fee, to be counted as a source on the Development Pro Forma, applicants must:

[P]rovide documentation of all financing proposals from both the construction and the permanent lender(s), equity proposals from the syndicator, and other sources of funding. The financing proposals must state whether they are for construction financing, permanent financing, or both, and all attachments and/or exhibits referenced in the proposal must be provided as Attachment 11 to Exhibit A.

RFA at p. 69 (emphasis added).

61. Furthermore, “[i]f a financing proposal shows an amount less than the corresponding line item on the Development Cost Pro Forma, only the financing proposal amount will be considered as a funding source.” RFA at p. 71 (emphasis added).

62. Magnolia Place’s Development Cost Pro Forma states that the total development costs for the proposed project will be \$33,483,272, which includes a developer fee of \$4,168,382. A copy of Magnolia Place’s Development Cost Pro Forma is attached hereto as Exhibit F, p. 2 of 7.

63. For its funding sources, Magnolia Place’s Development Pro Forma identifies \$25,912,770 as “First Mortgage Financing” for its construction funding. There is nothing listed as Second Mortgage Financing or any another debt source. Additionally, it identifies \$8,819,118 of pre-completion Housing Credit equity, amounting to \$34,731,888 of construction sources against \$33,483,272 of total development costs, for a purported \$1,248,616 surplus. Exhibit F, p. 4 of 7.

64. However, the supporting documentation in Magnolia Place’s Attachment 11 shows that its financing proposal does not commit to a \$25,912,770 first mortgage; rather it is for a

\$20,712,770 Bridge Loan and a \$5,200,000 construction loan. A copy of Magnolia Place's Attachment 11 is attached hereto as Exhibit G, p. 1.

65. In fact, the PNC Real Estate funding proposal expressly states that the Bridge Loan is secured by a second-priority perfected assignment of the construction contract, subcontracts, architectural agreements, plans, permits and related construction documents, together with a second-priority perfected security interest in the Borrower's other project assets. Exhibit G, p. 2.

66. Accordingly, PNC's own proposal establishes that the \$20.713 million Bridge Loan is subordinate secured financing, not first-priority financing.

67. The Bridge Loan and the Construction Loan are not two tranches of an otherwise identical loan; they have different principal amounts, maturities, pricing, repayment structures and collateral packages. Most importantly, the Bridge Loan is expressly secured by second-priority perfected interests, while the Construction Loan is the first-priority construction financing. Because the two loans occupy different collateral positions, combining them into a single "First Mortgage Financing" line obscures the actual financing structure presented in Attachment 11.

68. Moreover, the PNC proposal does not clearly state whether the Bridge Loan is construction financing, permanent financing, or both, despite the RFA expressly requiring the proposal to do so. Its 60-month term makes that ambiguity particularly meaningful because the loan can remain outstanding well beyond the anticipated construction period.

69. Indeed, it appears that the Bridge Loan is an advance of equity and, therefore, should have been identified as equity in the Development Pro Forma rather than first mortgage financing.

70. Per the RFA, if a financing proposal supports less than the "corresponding line item," only the supported amount is considered as a funding source; and, if a funding source is not

considered and a resulting shortfall cannot be cured through available deferred Developer Fee, the funding analysis fails. RFA at pp. 69, 71.

71. Here, the stated construction sources amount to \$34,731,888. If the \$20,712,777 Bridge Loan cannot support the First Mortgage Financing line as identified in the Magnolia Place Development Pro Forma, the remaining supported sources equal to \$14,019,118, resulting in a funding shortfall of \$19,464,154. Even with the stated developer fee of \$4,168,382 available for deferral of the shortfall, a funding shortfall of \$15,295,772 remains and Magnolia Place would be ineligible for funding.

#### **Madison Pines, LLC**

72. Application number 2027-031CC by Madison Pines, LLC (“Madison Pines”) is for an 112-unit complex in Orange County, Florida.

73. Madison Pines was found eligible and but was not preliminarily selected for funding. If Madison Pines is deemed ineligible or otherwise not selected for funding, along with various combinations of the other projects referenced herein, MHP Wekiva would be the next project selected.

74. The RFA allows an applicant to earn proximity points from its stated Development Location Point (“DLP”) to, among other things, the community services it identifies in its application. Proximity points are awarded according to a scoring chart provided in the RFA. They are not applied to the application’s total score; instead, proximity points are used to determine whether the applicant meets the required minimum proximity eligibility requirements. RFA at p. 28.

75. Applications that do not qualify for the Local Government Area of Opportunity Designation and that are not located in Lee or Polk Counties, must achieve 10.5 minimum total proximity points to be eligible for funding. RFA at p. 28.

76. Applicants may select up to three community services with which to earn points, but which are limited to grocery stores, medical facilities, pharmacies, and public schools. RFA at p. 32.

77. Applicants who wish to receive proximity points for any community service must provide the name and address for that service, and the distance between the DLP and the location for the service. The distances between the DLP and the doorway threshold for each service are the basis for awarding proximity points. RFA at p. 33.

78. Exhibit C of the RFA provides for how points are earned for the distance between the DLP and public schools, with a maximum of 4 points if the distance to the public school is less than 0.5 miles from the DLP and descending from there. RFA at p. 128.

79. Florida Housing defines “public school” to mean:

Either (i) a public elementary, middle, junior and/or high school, where the principal admission criterion is the geographic proximity to the school; or (ii) a charter school or a magnet school, if the charter school or magnet school is open to appropriately aged children who apply, without additional requirements for admissions such as passing an entrance exam or audition, payment of fees or tuition, or demographic diversity considerations.

RFA at p. 116.

80. Madison Pines’ Proximity, Mandatory Distance, and RECAP section lists three community services, a grocery store, pharmacy and public school, with each earning 3 points (combined with the 4 points it earned for its transit services) for a total of 13 points. A copy of

Madison Pines' Proximity, Mandatory Distance, and RECAP section of its application is attached hereto as Exhibit H.

81. Madison Pines lists "Colonial High School Freshman Campus" as its public school. Exhibit H at p. 2.

82. "Colonial High School Freshman Campus" is, in fact, a free-standing Ninth Grade Center located approximately 3 miles away from Colonial High School and which only admits students for one grade: Ninth.

83. While the free-standing Ninth Grade Center is a public school, it is not, by definition, an "elementary, middle, junior and/or high school"; it is a Ninth Grade Center.

84. Article XVIII of Orange County's Zoning Code, Public School Siting Regulations, expressly delineates free-standing ninth grade centers in a category of their own, and separate from high schools, for purposes of school site guidelines. For example, "middle schools, K-8 school and free-standing ninth grade centers" are to be located on residential collector roads, "elementary and k-8 schools" are to be located in residential neighborhoods, while "high schools" are to be located on roadways with adequate capacity to carry student and parent traffic. *Orange County, Fla., Code of Ordinances* § 38-1753.

85. Free-standing ninth grade centers also have different development standards from high schools and, in urban service areas, require only 12 acres of land use while high schools require 40 acres. *Orange County, Fla., Code of Ordinances* § 38-1755.

86. Accordingly, free-standing ninth grade centers do not meet the technical definition of public school articulated in the RFA; they are neither elementary, middle, junior, or high schools.

87. Disregarding “Colonial High School Freshman Campus” from Madison Pines community services drops its proximity points accumulation from 13 to 10, meaning that Madison Pines proximity points would be below the 10.5 minimum total proximity points to be eligible for funding.

**Disputed Issues Of Material Fact And Law**

88. Disputed issues of material fact and law exist and entitle Petitioner to a formal administrative hearing pursuant to section 120.57, Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:

- a. Whether the proposed award of funding for ANR 01 is contrary to FHFC’s governing statutes, FHFC’s rules or policies, or the specifications of this RFA;
- b. Whether the proposed award of funding to ANR 01 is clearly erroneous, arbitrary and capricious, or contrary to competition;
- c. Whether the proposed award of funding for HP is contrary to FHFC’s governing statutes, FHFC’s rules or policies, or the specifications of this RFA;
- d. Whether the proposed award of funding to HP is clearly erroneous, arbitrary and capricious, or contrary to competition;
- e. Whether any award of funding for RPV would be contrary to FHFC’s governing statutes, FHFC’s rules or policies, or the specifications of this RFA;
- f. Whether any award of funding to RPV would be clearly erroneous, arbitrary and capricious, or contrary to competition;
- g. Whether any award of funding for Magnolia Place would be contrary to FHFC’s governing statutes, FHFC’s rules or policies, or the specifications of this RFA;

- h. Whether any award of funding to Magnolia Place would be clearly erroneous, arbitrary and capricious, or contrary to competition;
- i. Whether any award of funding for Madison Pines would be contrary to FHFC's governing statutes, FHFC's rules or policies, or the specifications of this RFA;
- j. Whether any award of funding to Madison Pines would be clearly erroneous, arbitrary and capricious, or contrary to competition;
- k. Such other issues as may be revealed during the protest process.

**Concise Statement Of Ultimate Fact And Law, Including The Specific Facts Warranting Reversal Of The Agency's Intended Award**

89. Petitioner participated in the RFA process to compete for an award of funds based upon the delineated scoring and ranking criteria. For the reasons set forth above, the applications by ANR 01, HP, RPV Magnolia Place, and Madison Pines, should be deemed ineligible and/or should not be selected for funding.

90. A correct application of the eligibility, scoring and ranking criteria will result in an award of funding to Petitioner.

**Statutes And Rules That Entitle Petitioner To Relief**

91. The statutes and rules that entitle Petitioner to relief are found in sections 120.569, 120.57, Chapter 420, Part V, Florida Statutes, and Florida Administrative Code Chapters 28-110, 67-48 and 67-60.

**Reservation Of Right To Amend**

92. Petitioner reserves the right to amend this Petition as this matter proceeds.

**Demand For Relief**

WHEREFORE, MHP Wekiva Springs, LLC respectfully requests:

- A. An opportunity to resolve this protest by mutual agreement as set forth in section 120.57(3), Florida Statutes.
- B. If this protest cannot be resolved by mutual agreement, that this matter be referred to the Florida Division of Administrative Hearings for assignment to an Administrative Law Judge for a formal hearing to be conducted pursuant to section 120.57(1) and (30), Florida Statutes.
- C. That the ALJ issue a Recommended Order determining that the applications by and ANR 01, HP, RPV, Magnolia Place, and Madison Pines, be deemed ineligible or otherwise not selected for funding pursuant to RFP 2026-202.
- D. That the ALJ issue a Recommended Order recommending that the application by Petitioner be selected for funding pursuant to RFP 2026-202.
- E. That a Final Order be issued by FHFC determining that the applications by ANR 01, HP, RPV, Magnolia Place, and Madison Pines be deemed ineligible or otherwise not selected for funding pursuant to RFP 2026-202.
- F. That a Final Order be issued by FHFC selecting Petitioner's application for funding pursuant to RFP 2026-202.
- G. That Petitioner be granted such other and further relief as is deemed just and proper.

Respectfully submitted this 12th day of October 2026.



MICHAEL J. GLAZER

Florida Bar No. 286508

MAGDALENA OZAROWSKI

Florida Bar No. 94297

Ausley McMullen

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Facsimile: (850) 222-7560

Email: [mglazer@ausley.com](mailto:mglazer@ausley.com)

[mozarowski@ausley.com](mailto:mozarowski@ausley.com)

Add'l email: [jmcvaney@ausley.com](mailto:jmcvaney@ausley.com)

Attorneys for Petitioner MHP Wekiva Springs, LLC

### **CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that the original of the foregoing Formal Written Protest and Petition for Formal Administrative Hearing has been filed by e-mail with the Corporation Clerk (CorporationClerk@floridahousing.org), Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329 this 12th day of October 2026:



ATTORNEY

# EXHIBIT A



September 30, 2026

VIA EMAIL ONLY

Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301-1329  
[CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)

RECEIVED

SEP 30 2026 8:44 AM

FLORIDA HOUSING  
FINANCE CORPORATION

RE: RFA 2026-202 Housing Credit Financing For Affordable Housing Developments  
Located In Broward, Duval, Hillsborough, Lee, Orange, Palm Beach, Pinellas and  
Polk Counties  
Notice of Protest by MHP Wekiva Springs, LLC, Applicant for Application No.  
2027-032C

Dear Corporation Clerk:

Pursuant to sections 120.569 and 120.57(3), Florida Statutes, and Florida Administrative Code Rules 28-110.003 and 67-60.009(2), MHP Wekiva Springs, LLC, the applicant for Application No. 2027-032C in RFA 2026-202, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheet reflecting the proposed awards of funding (Att. A) in RFA 2026-202, as approved by the Board of Florida Housing Finance Corporation on Friday, September 25, 2026. The spreadsheet was posted on the Corporation's website on Friday, September 25, 2026, at 10:15 a.m. This Notice of Protest is timely filed within 72 hours of said posting.

MHP Wekiva Springs, LLC will file its formal written protest within the time required by section 120.57(3), Florida Statutes.

Sincerely,

A handwritten signature in black ink, appearing to read "CS", written over a horizontal line.

Christopher L. Shear  
President of MHP Wekiva Springs Manager, LLC,  
Manager of the Applicant

777 Brickell Avenue, Suite 1300  
Miami, FL 33131  
[www.mcdprop.com](http://www.mcdprop.com)

---

EXHIBIT A

# RFA 2026-202 Review Committee Recommendations

Exhibit E, Page 1 of 1

|                            |            |
|----------------------------|------------|
| Total HC Available for RFA | 33,633,880 |
| Total HC Allocated         | 32,129,000 |
| Total HC Remaining         | 1,504,880  |

| Application Number | Name of Development | County | Name of Authorized Principal Representative | Developers | Demo | Total Units | HC Funding Amount | Priority Level | Limited to one Priority 1 award? | Nickname of group of P1 Apps if limit applies | Qualifies for the Geographic Areas of Opportunity / SADDA Goal | Qualifies for the LGAO Designation | Qualifies for the LGAO Goal | Total Points | Development Category Funding Preference | Leveraging Classification | Proximity Funding Preference | Permit Ready Application? | Permit Ready Tier Status | Developer Experience Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|---------------------|--------|---------------------------------------------|------------|------|-------------|-------------------|----------------|----------------------------------|-----------------------------------------------|----------------------------------------------------------------|------------------------------------|-----------------------------|--------------|-----------------------------------------|---------------------------|------------------------------|---------------------------|--------------------------|-----------------------------------------|---------------------------------|----------------|
|--------------------|---------------------|--------|---------------------------------------------|------------|------|-------------|-------------------|----------------|----------------------------------|-----------------------------------------------|----------------------------------------------------------------|------------------------------------|-----------------------------|--------------|-----------------------------------------|---------------------------|------------------------------|---------------------------|--------------------------|-----------------------------------------|---------------------------------|----------------|

One Application proposing a Development located in Broward County that qualifies for the GAO / SADDA Goal, with preference that it also qualifies for the LGAO Designation

|           |          |         |               |                                 |   |    |             |   |   |  |   |   |   |    |   |   |   |   |   |   |   |   |
|-----------|----------|---------|---------------|---------------------------------|---|----|-------------|---|---|--|---|---|---|----|---|---|---|---|---|---|---|---|
| 2027-019C | Altamira | Broward | Mara S. Mades | Cornerstone Group Partners, LLC | F | 90 | \$3,800,000 | 1 | N |  | Y | Y | Y | 15 | Y | A | Y | N | 2 | Y | Y | 6 |
|-----------|----------|---------|---------------|---------------------------------|---|----|-------------|---|---|--|---|---|---|----|---|---|---|---|---|---|---|---|

One Application proposing a Development located in Pinellas County that qualifies for the Geographic Area of Opportunity / SADDA Goal

|           |             |          |                    |                                                                                                             |   |    |             |   |   |  |   |   |   |    |   |   |   |   |   |   |   |    |
|-----------|-------------|----------|--------------------|-------------------------------------------------------------------------------------------------------------|---|----|-------------|---|---|--|---|---|---|----|---|---|---|---|---|---|---|----|
| 2027-040C | Mills Creek | Pinellas | Joseph J. Chambers | HP Capital Mills Development, LLC; Calston Mills Developer, LLC; HOP - Targeted Opportunities in Time, Inc. | F | 78 | \$2,100,000 | 1 | N |  | Y | N | N | 15 | Y | A | Y | Y | 1 | Y | Y | 30 |
|-----------|-------------|----------|--------------------|-------------------------------------------------------------------------------------------------------------|---|----|-------------|---|---|--|---|---|---|----|---|---|---|---|---|---|---|----|

One Application proposing a Development located in Broward County that qualifies for the LGAO Goal

|           |                     |         |                      |                               |   |     |             |   |   |  |   |   |   |    |   |   |   |   |   |   |   |   |
|-----------|---------------------|---------|----------------------|-------------------------------|---|-----|-------------|---|---|--|---|---|---|----|---|---|---|---|---|---|---|---|
| 2027-013C | Ekos Melrose Manors | Broward | Christopher L. Shear | MHP Broward II Developer, LLC | F | 120 | \$3,800,000 | 1 | N |  | Y | Y | Y | 15 | Y | A | Y | N | 2 | Y | Y | 7 |
|-----------|---------------------|---------|----------------------|-------------------------------|---|-----|-------------|---|---|--|---|---|---|----|---|---|---|---|---|---|---|---|

One Application proposing a Development located in Duval County that qualifies for the LGAO Goal

|           |               |       |                |                         |   |    |             |   |   |  |   |   |   |    |   |   |   |   |   |   |   |    |
|-----------|---------------|-------|----------------|-------------------------|---|----|-------------|---|---|--|---|---|---|----|---|---|---|---|---|---|---|----|
| 2027-021C | Astor Gardens | Duval | Kenneth Naylor | APC Development IV, LLC | F | 96 | \$3,200,000 | 1 | N |  | Y | Y | Y | 15 | Y | A | N | N | 2 | Y | Y | 37 |
|-----------|---------------|-------|----------------|-------------------------|---|----|-------------|---|---|--|---|---|---|----|---|---|---|---|---|---|---|----|

One Application proposing a Development located in Hillsborough County that qualifies for the LGAO Goal

|           |                     |              |               |                                                                                                            |   |     |             |   |   |  |   |   |   |    |   |   |   |   |   |   |   |    |
|-----------|---------------------|--------------|---------------|------------------------------------------------------------------------------------------------------------|---|-----|-------------|---|---|--|---|---|---|----|---|---|---|---|---|---|---|----|
| 2027-024C | Summerfield Landing | Hillsborough | J. David Page | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | F | 130 | \$3,500,000 | 1 | N |  | Y | Y | Y | 15 | Y | A | N | N | 2 | Y | Y | 19 |
|-----------|---------------------|--------------|---------------|------------------------------------------------------------------------------------------------------------|---|-----|-------------|---|---|--|---|---|---|----|---|---|---|---|---|---|---|----|

One Application proposing a Development located in Orange County that qualifies for the LGAO Goal  
none

One Application proposing a Development located in Palm Beach County that qualifies for the LGAO Goal

|           |                   |            |                 |                                                      |   |    |             |   |   |     |   |   |   |    |   |   |   |   |   |   |   |    |
|-----------|-------------------|------------|-----------------|------------------------------------------------------|---|----|-------------|---|---|-----|---|---|---|----|---|---|---|---|---|---|---|----|
| 2027-005C | Pine Bay Landings | Palm Beach | J. David Heller | Pine Bay Landings Developer LLC; WCZ Development LLC | F | 86 | \$3,100,000 | 1 | Y | N/A | N | Y | Y | 15 | Y | A | Y | Y | 1 | Y | Y | 24 |
|-----------|-------------------|------------|-----------------|------------------------------------------------------|---|----|-------------|---|---|-----|---|---|---|----|---|---|---|---|---|---|---|----|

One Application proposing a Development located in Polk County that qualifies for the LGAO Goal  
none

Additional Applications if necessary to ensure that all counties received a certain number of awards

|           |                              |        |                  |                                                                                       |   |     |             |   |   |          |   |   |   |    |   |   |   |   |   |   |   |   |
|-----------|------------------------------|--------|------------------|---------------------------------------------------------------------------------------|---|-----|-------------|---|---|----------|---|---|---|----|---|---|---|---|---|---|---|---|
| 2027-029C | Berkshire Square             | Orange | Jonathan L. Wolf | Berkshire Square Developer, LLC                                                       | F | 100 | \$3,499,000 | 1 | Y | Wendover | Y | N | N | 15 | Y | A | Y | N | 2 | Y | Y | 3 |
| 2027-015C | Residences at Magnolia Place | Polk   | Robert Hoskins   | NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC | F | 75  | \$3,000,000 | 1 | N |          | N | Y | N | 15 | Y | B | Y | N | 2 | Y | Y | 2 |

Additional awards in Hillsborough, Orange, and Palm Beach County

|           |        |              |                |                       |   |    |             |   |   |  |   |   |   |    |   |   |   |   |   |   |   |    |
|-----------|--------|--------------|----------------|-----------------------|---|----|-------------|---|---|--|---|---|---|----|---|---|---|---|---|---|---|----|
| 2027-039C | ANR 01 | Hillsborough | Daniel Coakley | ANR 01 Developer, LLC | F | 90 | \$3,500,000 | 1 | N |  | Y | N | N | 15 | Y | A | Y | N | 2 | Y | Y | 12 |
| 2027-037C | HP Apt | Orange       | Daniel Coakley | HP Apt Developer, LLC | F | 94 | \$2,630,000 | 1 | N |  | Y | N | N | 15 | Y | A | Y | N | 2 | Y | Y | 20 |

# **EXHIBIT B**

**Principal Disclosures for the Applicant****APPROVED for HOUSING CREDITS****FHFC Advance Review****Received 7.29.26 Approved 7.31.26**

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

ANR 01, LP**First Principal Disclosure Level:**[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

| <u>First Level<br/>Entity #</u> | <u>Select Type of Principal of<br/>Applicant</u> | <u>Enter Name of First Level Principal</u>             | <u>Select organizational structure<br/>of First Level Principal identified</u> |
|---------------------------------|--------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------|
| 1.                              | <u>General Partner</u>                           | <u>PMG Affordable Holdings, LLC</u>                    | <u>Limited Liability Company</u>                                               |
| 2.                              | <u>General Partner</u>                           | <u>Housing Authority of the City of Tampa, Florida</u> | <u>Public Housing Authority</u>                                                |
| 3.                              | <u>Investor LP</u>                               | <u>PMG Affordable Holdings, LLC (Placeholder)</u>      | <u>Limited Liability Company</u>                                               |

**Second Principal Disclosure Level:**

ANR 01, 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

Select the type of Principal  
being associated with the  
corresponding First Level  
Principal Entity

Select organizational structure  
of Second Level Principal  
identified

| <u>Second<br/>Level<br/>Entity #</u>                        | <u>Select the type of Principal<br/>being associated with the<br/>corresponding First Level<br/>Principal Entity</u> | <u>Enter Name of Second Level Principal</u> | <u>Select organizational structure<br/>of Second Level Principal<br/>identified</u> |
|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------|
| <u>1. (PMG Affordable Holdings, LLC)</u>                    | <u>1.A. Manager</u>                                                                                                  | <u>PMG Damascus, LLC</u>                    | <u>Limited Liability Company</u>                                                    |
| <u>1. (PMG Affordable Holdings, LLC)</u>                    | <u>1.B. Member</u>                                                                                                   | <u>PMG Damascus, LLC</u>                    | <u>Limited Liability Company</u>                                                    |
| <u>1. (PMG Affordable Holdings, LLC)</u>                    | <u>1.C. Manager</u>                                                                                                  | <u>PMG Worldwide, LLC</u>                   | <u>Limited Liability Company</u>                                                    |
| <u>1. (PMG Affordable Holdings, LLC)</u>                    | <u>1.D. Member</u>                                                                                                   | <u>PMG Worldwide, LLC</u>                   | <u>Limited Liability Company</u>                                                    |
| <u>2. (Housing Authority of the City of Tampa, Florida)</u> | <u>2.A. Executive Director</u>                                                                                       | <u>Ryans, Jerome D.</u>                     | <u>Natural Person</u>                                                               |
| <u>2. (Housing Authority of the City of Tampa, Florida)</u> | <u>2.B. Officer/Director</u>                                                                                         | <u>Ryans, Jerome D.</u>                     | <u>Natural Person</u>                                                               |
| <u>2. (Housing Authority of the City of Tampa, Florida)</u> | <u>2.C. Officer/Director</u>                                                                                         | <u>Cloar, James A.</u>                      | <u>Natural Person</u>                                                               |
| <u>2. (Housing Authority of the City of Tampa, Florida)</u> | <u>2.D. Officer/Director</u>                                                                                         | <u>Hemani, Sul</u>                          | <u>Natural Person</u>                                                               |
| <u>2. (Housing Authority of the City of Tampa, Florida)</u> | <u>2.E. Officer/Director</u>                                                                                         | <u>Moore, Leroy</u>                         | <u>Natural Person</u>                                                               |

**Principal Disclosures for the Applicant****APPROVED for HOUSING CREDITS****FHFC Advance Review****Received 7.29.26 Approved 7.31.26**

|                                                      |      |                                  |                                    |                                |
|------------------------------------------------------|------|----------------------------------|------------------------------------|--------------------------------|
| <a href="#">2. (Housing Authority of the City of</a> | 2.F. | <a href="#">Officer/Director</a> | <a href="#">Pontz, Scott</a>       | <a href="#">Natural Person</a> |
| <a href="#">2. (Housing Authority of the City of</a> | 2.G. | <a href="#">Commissioner</a>     | <a href="#">Clair, James A.</a>    | <a href="#">Natural Person</a> |
| <a href="#">2. (Housing Authority of the City of</a> | 2.H. | <a href="#">Commissioner</a>     | <a href="#">Hemani, Sul</a>        | <a href="#">Natural Person</a> |
| <a href="#">2. (Housing Authority of the City of</a> | 2.I. | <a href="#">Commissioner</a>     | <a href="#">Walker, Mae</a>        | <a href="#">Natural Person</a> |
| <a href="#">2. (Housing Authority of the City of</a> | 2.J. | <a href="#">Commissioner</a>     | <a href="#">Edwards, Robert P.</a> | <a href="#">Natural Person</a> |
| <a href="#">2. (Housing Authority of the City of</a> | 2.K. | <a href="#">Commissioner</a>     | <a href="#">Hardwick, Lorena</a>   | <a href="#">Natural Person</a> |
| <a href="#">2. (Housing Authority of the City of</a> | 2.L. | <a href="#">Commissioner</a>     | <a href="#">Murphy, Thomas</a>     | <a href="#">Natural Person</a> |

**Third Principal Disclosure Level:**

ANR 01, 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

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

|                                           |                         |                         |                                 |                                |
|-------------------------------------------|-------------------------|-------------------------|---------------------------------|--------------------------------|
| <a href="#">1.A. (PMG Damascus, LLC)</a>  | <a href="#">1.A.(1)</a> | <a href="#">Manager</a> | <a href="#">Coakley, Daniel</a> | <a href="#">Natural Person</a> |
| <a href="#">1.A. (PMG Damascus, LLC)</a>  | <a href="#">1.A.(2)</a> | <a href="#">Member</a>  | <a href="#">Coakley, Daniel</a> | <a href="#">Natural Person</a> |
| <a href="#">1.B. (PMG Damascus, LLC)</a>  | <a href="#">1.B.(1)</a> | <a href="#">Manager</a> | <a href="#">Coakley, Daniel</a> | <a href="#">Natural Person</a> |
| <a href="#">1.B. (PMG Damascus, LLC)</a>  | <a href="#">1.B.(2)</a> | <a href="#">Member</a>  | <a href="#">Coakley, Daniel</a> | <a href="#">Natural Person</a> |
| <a href="#">1.C. (PMG Worldwide, LLC)</a> | <a href="#">1.C.(1)</a> | <a href="#">Manager</a> | <a href="#">Kaplan, Daniel</a>  | <a href="#">Natural Person</a> |
| <a href="#">1.C. (PMG Worldwide, LLC)</a> | <a href="#">1.C.(2)</a> | <a href="#">Member</a>  | <a href="#">Kaplan, Daniel</a>  | <a href="#">Natural Person</a> |
| <a href="#">1.C. (PMG Worldwide, LLC)</a> | <a href="#">1.C.(3)</a> | <a href="#">Manager</a> | <a href="#">Shear, Ryan</a>     | <a href="#">Natural Person</a> |
| <a href="#">1.C. (PMG Worldwide, LLC)</a> | <a href="#">1.C.(4)</a> | <a href="#">Member</a>  | <a href="#">Shear, Ryan</a>     | <a href="#">Natural Person</a> |
| <a href="#">1.D. (PMG Worldwide, LLC)</a> | <a href="#">1.D.(1)</a> | <a href="#">Manager</a> | <a href="#">Kaplan, Daniel</a>  | <a href="#">Natural Person</a> |
| <a href="#">1.D. (PMG Worldwide, LLC)</a> | <a href="#">1.D.(2)</a> | <a href="#">Member</a>  | <a href="#">Kaplan, Daniel</a>  | <a href="#">Natural Person</a> |
| <a href="#">1.D. (PMG Worldwide, LLC)</a> | <a href="#">1.D.(3)</a> | <a href="#">Manager</a> | <a href="#">Shear, Ryan</a>     | <a href="#">Natural Person</a> |
| <a href="#">1.D. (PMG Worldwide, LLC)</a> | <a href="#">1.D.(4)</a> | <a href="#">Member</a>  | <a href="#">Shear, Ryan</a>     | <a href="#">Natural Person</a> |

**Principal Disclosures for the Developer**

APPROVED for HOUSING CREDITS  
FHFC Advance Review  
Received 7.29.26 Approved 7.31.26

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

ANR 01 Developer, LLC**First Principal Disclosure Level:**

ANR 01 Developer, LLC

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

| First Level<br>Entity # | Select Type of Principal of<br>Developer | Enter Name of First Level Principal                | Select organizational structure<br>of First Level Principal identified |
|-------------------------|------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------|
| 1.                      | Manager                                  | PMG Affordable Holdings, LLC                       | Limited Liability Company                                              |
| 2.                      | Member                                   | Housing Authority of the City of Tampa, Florida    | Public Housing Authority                                               |
| 3.                      | Member                                   | DuCon, LLC                                         | Limited Liability Company                                              |
| 4.                      | Member                                   | PMG Affordable Holdings, LLC                       | Limited Liability Company                                              |
| 5.                      | Member                                   | Banc of America Community Development Company, LLC | Limited Liability Company                                              |

**Second Principal Disclosure Level:**

ANR 01 Developer, LLC

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

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

Select the type of Principal  
being associated with the  
corresponding First Level  
Principal Entity

Select organizational structure  
of Second Level Principal  
identified

| Second Level<br>Entity #             | Principal Entity        | Enter Name of Second Level Principal |                           |
|--------------------------------------|-------------------------|--------------------------------------|---------------------------|
| 1. (PMG Affordable Holdings, LLC)    | 1.A. Manager            | PMG Damascus, LLC                    | Limited Liability Company |
| 1. (PMG Affordable Holdings, LLC)    | 1.B. Member             | PMG Damascus, LLC                    | Limited Liability Company |
| 1. (PMG Affordable Holdings, LLC)    | 1.C. Manager            | PMG Worldwide, LLC                   | Limited Liability Company |
| 1. (PMG Affordable Holdings, LLC)    | 1.D. Member             | PMG Worldwide, LLC                   | Limited Liability Company |
| 2. (Housing Authority of the City of | 2.A. Executive Director | Ryans, Jerome D.                     | Natural Person            |
| 2. (Housing Authority of the City of | 2.B. Officer/Director   | Ryans, Jerome D.                     | Natural Person            |
| 2. (Housing Authority of the City of | 2.C. Officer/Director   | Cloar, James A.                      | Natural Person            |
| 2. (Housing Authority of the City of | 2.D. Officer/Director   | Hemani, Sul                          | Natural Person            |
| 2. (Housing Authority of the City of | 2.E. Officer/Director   | Moore, Leroy                         | Natural Person            |
| 2. (Housing Authority of the City of | 2.F. Officer/Director   | Pontz, Scott                         | Natural Person            |
| 2. (Housing Authority of the City of | 2.G. Commissioner       | Cloar, James A.                      | Natural Person            |
| 2. (Housing Authority of the City of | 2.H. Commissioner       | Hemani, Sul                          | Natural Person            |
| 2. (Housing Authority of the City of | 2.I. Commissioner       | Walker, Mae                          | Natural Person            |
| 2. (Housing Authority of the City of | 2.J. Commissioner       | Edwards, Robert P.                   | Natural Person            |
| 2. (Housing Authority of the City of | 2.K. Commissioner       | Hardwick, Lorena                     | Natural Person            |
| 2. (Housing Authority of the City of | 2.L. Commissioner       | Murphy, Thomas                       | Natural Person            |
| 3. (DuCon, LLC)                      | 3.A. Manager            | DuBose II, Ernest F                  | Natural Person            |

**Principal Disclosures for the Developer**

APPROVED for HOUSING CREDITS  
FHFC Advance Review  
Received 7.29.26 Approved 7.31.26

|                                   |       |         |                           |                           |
|-----------------------------------|-------|---------|---------------------------|---------------------------|
| 3. (DuCon, LLC)                   | 3.B.  | Member  | DuBose II, Ernest F       | Natural Person            |
| 4. (PMG Affordable Holdings, LLC) | 4.A.  | Manager | PMG Damascus, LLC         | Limited Liability Company |
| 4. (PMG Affordable Holdings, LLC) | 4.B.  | Member  | PMG Damascus, LLC         | Limited Liability Company |
| 4. (PMG Affordable Holdings, LLC) | 4.C.  | Manager | PMG Worldwide, LLC        | Limited Liability Company |
| 4. (PMG Affordable Holdings, LLC) | 4.D.  | Member  | PMG Worldwide, LLC        | Limited Liability Company |
| 5. (Banc of America Community De  | 5.A.  | Manager | Heide, Brian              | Natural Person            |
| 5. (Banc of America Community De  | 5.B.  | Manager | Pope, Eileen M.           | Natural Person            |
| 5. (Banc of America Community De  | 5.C.  | Manager | Adams, Tonja L.           | Natural Person            |
| 5. (Banc of America Community De  | 5.D.  | Manager | Anderson, Luke            | Natural Person            |
| 5. (Banc of America Community De  | 5.E.  | Manager | Baer, John                | Natural Person            |
| 5. (Banc of America Community De  | 5.F.  | Manager | Barnes, Maria S.          | Natural Person            |
| 5. (Banc of America Community De  | 5.G.  | Manager | Barry, Maria              | Natural Person            |
| 5. (Banc of America Community De  | 5.H.  | Manager | Barth, Nathan A.          | Natural Person            |
| 5. (Banc of America Community De  | 5.I.  | Manager | Bender, Regina S.         | Natural Person            |
| 5. (Banc of America Community De  | 5.J.  | Manager | Blechs Schmidt, Kasia J.  | Natural Person            |
| 5. (Banc of America Community De  | 5.K.  | Manager | Boswell, Judith L.        | Natural Person            |
| 5. (Banc of America Community De  | 5.L.  | Manager | Brusloff, Amy             | Natural Person            |
| 5. (Banc of America Community De  | 5.M.  | Manager | Burkett, Sarah            | Natural Person            |
| 5. (Banc of America Community De  | 5.N.  | Manager | Campbell, John-Paul       | Natural Person            |
| 5. (Banc of America Community De  | 5.O.  | Manager | Casper, Carolina          | Natural Person            |
| 5. (Banc of America Community De  | 5.P.  | Manager | Clarke, Michael E.        | Natural Person            |
| 5. (Banc of America Community De  | 5.Q.  | Manager | Coleman, Maurice L.       | Natural Person            |
| 5. (Banc of America Community De  | 5.R.  | Manager | Gil Photopoulos, Jennifer | Natural Person            |
| 5. (Banc of America Community De  | 5.S.  | Manager | Greene, Susan Valerie     | Natural Person            |
| 5. (Banc of America Community De  | 5.T.  | Manager | Hopkins, Hidejah Z.       | Natural Person            |
| 5. (Banc of America Community De  | 5.U.  | Manager | Joyner, David M.          | Natural Person            |
| 5. (Banc of America Community De  | 5.V.  | Manager | Kalisz, Matthew T.        | Natural Person            |
| 5. (Banc of America Community De  | 5.W.  | Manager | Kazic-Andretta, Milica    | Natural Person            |
| 5. (Banc of America Community De  | 5.X.  | Manager | Kramer, Michael           | Natural Person            |
| 5. (Banc of America Community De  | 5.Y.  | Manager | Letendre, Daniel          | Natural Person            |
| 5. (Banc of America Community De  | 5.Z.  | Manager | McAloon, James            | Natural Person            |
| 5. (Banc of America Community De  | 5.AA. | Manager | McNicholas Jr., James M.  | Natural Person            |
| 5. (Banc of America Community De  | 5.AB. | Manager | Monaghan, James C.        | Natural Person            |
| 5. (Banc of America Community De  | 5.AC. | Manager | Morin, Karen L.           | Natural Person            |
| 5. (Banc of America Community De  | 5.AD. | Manager | Panno, John               | Natural Person            |
| 5. (Banc of America Community De  | 5.AE. | Manager | Parker, Debra C.          | Natural Person            |
| 5. (Banc of America Community De  | 5.AF. | Manager | Petty, Michael K.         | Natural Person            |
| 5. (Banc of America Community De  | 5.AG. | Manager | Pham, Chuong (Jack)       | Natural Person            |
| 5. (Banc of America Community De  | 5.AH. | Manager | Pitlyk, Paul R.           | Natural Person            |

Principal Disclosures for the Developer

APPROVED for HOUSING CREDITS  
FHFC Advance Review  
Received 7.29.26 Approved 7.31.26

|                                                  |       |         |                                       |                        |
|--------------------------------------------------|-------|---------|---------------------------------------|------------------------|
| <a href="#">5. (Banc of America Community De</a> | 5.AI. | Manager | Pryor, Elizabeth A.                   | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AJ. | Manager | Racaniello, Frank                     | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AK. | Manager | Rahmaoui, Omar                        | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AL. | Manager | Rana, Neha                            | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AM. | Manager | Reid, James F.                        | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AN. | Manager | Roberts, Kelly M.                     | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AO. | Manager | Rolfe, Daniel J.                      | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AP. | Manager | Rosenbaum, Binyamin                   | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AQ. | Manager | Shirley, Ekaterina A.                 | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AR. | Manager | Siu, Joseph                           | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AS. | Manager | Song, William                         | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AT. | Manager | Veneracion, Joseph B.                 | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AU. | Manager | West, Larry D.                        | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AV. | Manager | White, Carolyn Y.                     | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AW. | Manager | Williams, Cookie                      | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AX. | Manager | Winstead, Susan C.                    | Natural Person         |
| <a href="#">5. (Banc of America Community De</a> | 5.AY. | Member  | Bank of America, National Association | For-Profit Corporation |

# EXHIBIT C



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company

BANC OF AMERICA COMMUNITY DEVELOPMENT COMPANY, LLC

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | M21000015900 |
| <b>FEI/EIN Number</b>  | 56-1762616   |
| <b>Date Filed</b>      | 11/29/2021   |
| <b>State</b>           | NC           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Changed: 02/24/2026

### Mailing Address

214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Changed: 02/24/2026

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title Senior Vice President, Tax

Racaniello, Frank  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title VP, Manager

# EXHIBIT C

Roberts, Kelly Marie  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Secretary

Pryor, Elizabeth A.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Amero, Jill  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Rosenbaum, Binyamin  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Clarke, Michael E.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title VP

Campbell, John-Paul  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Casper, Carolina  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Officer

Rana, Neha  
214 North Tryon Street  
NC1-027-20-05

Charlotte, NC 28255

Title VP

Rahmaoui, Omar  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Managing Director

Reid, James F.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Member

Bank of America, National Association  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Burkett, Sarah  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title President, Manager

Heide, Brian  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Greene, Susan Valerie  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Letendre, Daniel  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

McNicholas, Jr., James M.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Panno, John  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Parker, Debra C.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Joyner, David M.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Assistant Vice President

Hopkins, Hidejah Z.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Kramer, Michael  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Gil Photopoulos, Jennifer  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title VP

Morin, Karen L.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Monaghan, James C.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Kazic- Andretta, Milica  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Assistant Vice President, Manager

McAloon, James  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Credit Risk Management Executive

Pitlyk, Paul R.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Adams, Tonja L.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Treasurer

Pesta, Joni  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Petty, Michael K.  
214 North Tryon Street  
NC1-027-20-05

Charlotte, NC 28255

Title Senior Vice President

Pope, Eileen M.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Shirley, Ekaterina A.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title VP

Anderson, Luke  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title VP

Baer, John  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Assistant Secretary

Barnes, Maria S.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President, Manager

Barry, Maria  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Silvernail, Cassandra  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Song, William  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Siu, Joseph  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Veneracion, Joseph B.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

West, Larry D.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Barth, Nathan A.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Bender, Regina S  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Blehschmidt, Kasia J.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Boswell, Judith L.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Brusiloff, Amy  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title Senior Vice President

Winstead, Susan C.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title VP

Pham, Chuong (Jack)  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title VP

White, Carolyn Y.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

Title VP

Rolfe, Daniel J.  
214 North Tryon Street  
NC1-027-20-05  
Charlotte, NC 28255

#### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2025        | 04/28/2025 |
| 2025        | 09/18/2025 |
| 2026        | 02/24/2026 |

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[04/25/2023 -- ANNUAL REPORT](#)

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[04/21/2022 -- ANNUAL REPORT](#)

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[11/29/2021 -- Foreign Limited](#)

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# **EXHIBIT D**

**Principal Disclosures for the Applicant****APPROVED for HOUSING CREDITS****FHFC Advance Review****Received 7.21.26 Approved 7.24.26**

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

HP Apt, LP**First Principal Disclosure Level:**[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

| <u>First Level<br/>Entity #</u> | <u>Select Type of Principal of<br/>Applicant</u> | <u>Enter Name of First Level Principal</u>               | <u>Select organizational structure<br/>of First Level Principal identified</u> |
|---------------------------------|--------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------------|
| 1.                              | <u>General Partner</u>                           | <u>PMG Affordable Holdings, LLC</u>                      | <u>Limited Liability Company</u>                                               |
| 2.                              | <u>General Partner</u>                           | <u>Housing Authority of the City of Orlando, Florida</u> | <u>Public Housing Authority</u>                                                |
| 3.                              | <u>Investor LP</u>                               | <u>PMG Affordable Holdings, LLC (placeholder)</u>        | <u>Limited Liability Company</u>                                               |

**Second Principal Disclosure Level:**

HP Apt, 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

Select the type of Principal  
being associated with the  
corresponding First Level  
Principal Entity

Select organizational structure  
of Second Level Principal  
identified

|                                             |      |                           |                           |                                  |
|---------------------------------------------|------|---------------------------|---------------------------|----------------------------------|
| <u>1. (PMG Affordable Holdings, LLC)</u>    | 1.A. | <u>Manager</u>            | <u>PMG Damascus, LLC</u>  | <u>Limited Liability Company</u> |
| <u>1. (PMG Affordable Holdings, LLC)</u>    | 1.B. | <u>Member</u>             | <u>PMG Damascus, LLC</u>  | <u>Limited Liability Company</u> |
| <u>1. (PMG Affordable Holdings, LLC)</u>    | 1.C. | <u>Manager</u>            | <u>PMG Worldwide, LLC</u> | <u>Limited Liability Company</u> |
| <u>1. (PMG Affordable Holdings, LLC)</u>    | 1.D. | <u>Member</u>             | <u>PMG Worldwide, LLC</u> | <u>Limited Liability Company</u> |
| <u>2. (Housing Authority of the City of</u> | 2.A. | <u>Executive Director</u> | <u>Bryant, Vivian</u>     | <u>Natural Person</u>            |
| <u>2. (Housing Authority of the City of</u> | 2.B. | <u>Officer/Director</u>   | <u>Bryant, Vivian</u>     | <u>Natural Person</u>            |
| <u>2. (Housing Authority of the City of</u> | 2.C. | <u>Officer/Director</u>   | <u>Simmons, Michael</u>   | <u>Natural Person</u>            |
| <u>2. (Housing Authority of the City of</u> | 2.D. | <u>Officer/Director</u>   | <u>Fleming, Ayub</u>      | <u>Natural Person</u>            |
| <u>2. (Housing Authority of the City of</u> | 2.E. | <u>Officer/Director</u>   | <u>Brooks, Vicki J</u>    | <u>Natural Person</u>            |
| <u>2. (Housing Authority of the City of</u> | 2.F. | <u>Officer/Director</u>   | <u>Crossman, John</u>     | <u>Natural Person</u>            |

**Principal Disclosures for the Applicant****APPROVED for HOUSING CREDITS****FHFC Advance Review****Received 7.21.26 Approved 7.24.26**

|                                                      |      |                              |                                   |                                |
|------------------------------------------------------|------|------------------------------|-----------------------------------|--------------------------------|
| <a href="#">2. (Housing Authority of the City of</a> | 2.G. | <a href="#">Commissioner</a> | <a href="#">Brooks, Vicki J</a>   | <a href="#">Natural Person</a> |
| <a href="#">2. (Housing Authority of the City of</a> | 2.H. | <a href="#">Commissioner</a> | <a href="#">Crossman, John</a>    | <a href="#">Natural Person</a> |
| <a href="#">2. (Housing Authority of the City of</a> | 2.I. | <a href="#">Commissioner</a> | <a href="#">Botts, Laurie</a>     | <a href="#">Natural Person</a> |
| <a href="#">2. (Housing Authority of the City of</a> | 2.J. | <a href="#">Commissioner</a> | <a href="#">Lezcano, Margaret</a> | <a href="#">Natural Person</a> |
| <a href="#">2. (Housing Authority of the City of</a> | 2.K. | <a href="#">Commissioner</a> | <a href="#">Little, Dionna</a>    | <a href="#">Natural Person</a> |
| <a href="#">2. (Housing Authority of the City of</a> | 2.L. | <a href="#">Commissioner</a> | <a href="#">Rizzo, Mr. Sascha</a> | <a href="#">Natural Person</a> |
| <a href="#">2. (Housing Authority of the City of</a> | 2.M. | <a href="#">Commissioner</a> | <a href="#">Reed, Niriesha</a>    | <a href="#">Natural Person</a> |

**Third Principal Disclosure Level:**

HP Apt, 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

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

|                                           |                         |                         |                                 |                                |
|-------------------------------------------|-------------------------|-------------------------|---------------------------------|--------------------------------|
| <a href="#">1.A. (PMG Damascus, LLC)</a>  | <a href="#">1.A.(1)</a> | <a href="#">Manager</a> | <a href="#">Coakley, Daniel</a> | <a href="#">Natural Person</a> |
| <a href="#">1.A. (PMG Damascus, LLC)</a>  | <a href="#">1.A.(2)</a> | <a href="#">Member</a>  | <a href="#">Coakley, Daniel</a> | <a href="#">Natural Person</a> |
| <a href="#">1.B. (PMG Damascus, LLC)</a>  | <a href="#">1.B.(1)</a> | <a href="#">Manager</a> | <a href="#">Coakley, Daniel</a> | <a href="#">Natural Person</a> |
| <a href="#">1.B. (PMG Damascus, LLC)</a>  | <a href="#">1.B.(2)</a> | <a href="#">Member</a>  | <a href="#">Coakley, Daniel</a> | <a href="#">Natural Person</a> |
| <a href="#">1.C. (PMG Worldwide, LLC)</a> | <a href="#">1.C.(1)</a> | <a href="#">Manager</a> | <a href="#">Kaplan, Daniel</a>  | <a href="#">Natural Person</a> |
| <a href="#">1.C. (PMG Worldwide, LLC)</a> | <a href="#">1.C.(2)</a> | <a href="#">Member</a>  | <a href="#">Kaplan, Daniel</a>  | <a href="#">Natural Person</a> |
| <a href="#">1.C. (PMG Worldwide, LLC)</a> | <a href="#">1.C.(3)</a> | <a href="#">Manager</a> | <a href="#">Shear, Ryan</a>     | <a href="#">Natural Person</a> |
| <a href="#">1.C. (PMG Worldwide, LLC)</a> | <a href="#">1.C.(4)</a> | <a href="#">Member</a>  | <a href="#">Shear, Ryan</a>     | <a href="#">Natural Person</a> |
| <a href="#">1.D. (PMG Worldwide, LLC)</a> | <a href="#">1.D.(1)</a> | <a href="#">Manager</a> | <a href="#">Kaplan, Daniel</a>  | <a href="#">Natural Person</a> |
| <a href="#">1.D. (PMG Worldwide, LLC)</a> | <a href="#">1.D.(2)</a> | <a href="#">Member</a>  | <a href="#">Kaplan, Daniel</a>  | <a href="#">Natural Person</a> |
| <a href="#">1.D. (PMG Worldwide, LLC)</a> | <a href="#">1.D.(3)</a> | <a href="#">Manager</a> | <a href="#">Shear, Ryan</a>     | <a href="#">Natural Person</a> |
| <a href="#">1.D. (PMG Worldwide, LLC)</a> | <a href="#">1.D.(4)</a> | <a href="#">Member</a>  | <a href="#">Shear, Ryan</a>     | <a href="#">Natural Person</a> |

**Principal Disclosures for the Developer**

APPROVED for HOUSING CREDITS  
FHFC Advance Review  
Received 7.21.26 Approved 7.24.26

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

HP Apt Developer, LLC**First Principal Disclosure Level:**

HP Apt Developer, LLC

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

| First Level<br>Entity # | Select Type of Principal of<br>Developer | Enter Name of First Level Principal                | Select organizational structure<br>of First Level Principal identified |
|-------------------------|------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------|
| 1.                      | Manager                                  | PMG Affordable Holdings, LLC                       | Limited Liability Company                                              |
| 2.                      | Member                                   | Housing Authority of the City of Orlando, Florida  | Public Housing Authority                                               |
| 3.                      | Member                                   | The Oughtness Group, LLC                           | Limited Liability Company                                              |
| 4.                      | Member                                   | PMG Affordable Holdings, LLC                       | Limited Liability Company                                              |
| 5.                      | Member                                   | Banc of America Community Development Company, LLC | Limited Liability Company                                              |

**Second Principal Disclosure Level:**

HP Apt Developer, LLC

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

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

Select the type of Principal  
being associated with the  
corresponding First Level  
Principal Entity

Select organizational structure  
of Second Level Principal  
identified

| Second Level<br>Entity #             | Principal Entity        | Enter Name of Second Level Principal |                           |
|--------------------------------------|-------------------------|--------------------------------------|---------------------------|
| 1. (PMG Affordable Holdings, LLC)    | 1.A. Manager            | PMG Damascus, LLC                    | Limited Liability Company |
| 1. (PMG Affordable Holdings, LLC)    | 1.B. Member             | PMG Damascus, LLC                    | Limited Liability Company |
| 1. (PMG Affordable Holdings, LLC)    | 1.C. Manager            | PMG Worldwide, LLC                   | Limited Liability Company |
| 1. (PMG Affordable Holdings, LLC)    | 1.D. Member             | PMG Worldwide, LLC                   | Limited Liability Company |
| 2. (Housing Authority of the City of | 2.A. Executive Director | Bryant, Vivian                       | Natural Person            |
| 2. (Housing Authority of the City of | 2.B. Officer/Director   | Bryant, Vivian                       | Natural Person            |
| 2. (Housing Authority of the City of | 2.C. Officer/Director   | Simmons, Michael                     | Natural Person            |
| 2. (Housing Authority of the City of | 2.D. Officer/Director   | Heming, Ayub                         | Natural Person            |
| 2. (Housing Authority of the City of | 2.E. Officer/Director   | Brooks, Vicki J                      | Natural Person            |
| 2. (Housing Authority of the City of | 2.F. Officer/Director   | Crossman, John                       | Natural Person            |
| 2. (Housing Authority of the City of | 2.G. Commissioner       | Brooks, Vicki J                      | Natural Person            |
| 2. (Housing Authority of the City of | 2.H. Commissioner       | Crossman, John                       | Natural Person            |
| 2. (Housing Authority of the City of | 2.I. Commissioner       | Botts, Laurie                        | Natural Person            |
| 2. (Housing Authority of the City of | 2.J. Commissioner       | Lizcano, Margaret                    | Natural Person            |
| 2. (Housing Authority of the City of | 2.K. Commissioner       | Little, Dionna                       | Natural Person            |
| 2. (Housing Authority of the City of | 2.L. Commissioner       | Rizzo, Mr. Sascha                    | Natural Person            |
| 2. (Housing Authority of the City of | 2.M. Commissioner       | Reed, Niresha                        | Natural Person            |

**Principal Disclosures for the Developer**

APPROVED for HOUSING CREDITS  
 FHFC Advance Review  
 Received 7.21.26 Approved 7.24.26

|                                                   |       |         |                           |                           |
|---------------------------------------------------|-------|---------|---------------------------|---------------------------|
| <a href="#">3. (The Oughtness Group, LLC)</a>     | 3.A.  | Manager | Majors, John A.           | Natural Person            |
| <a href="#">3. (The Oughtness Group, LLC)</a>     | 3.B.  | Member  | Majors, John A.           | Natural Person            |
| <a href="#">4. (PMG Affordable Holdings, LLC)</a> | 4.A.  | Manager | PMG Damascus, LLC         | Limited Liability Company |
| <a href="#">4. (PMG Affordable Holdings, LLC)</a> | 4.B.  | Member  | PMG Damascus, LLC         | Limited Liability Company |
| <a href="#">4. (PMG Affordable Holdings, LLC)</a> | 4.C.  | Manager | PMG Worldwide, LLC        | Limited Liability Company |
| <a href="#">4. (PMG Affordable Holdings, LLC)</a> | 4.D.  | Member  | PMG Worldwide, LLC        | Limited Liability Company |
| <a href="#">5. (Banc of America Community De</a>  | 5.A.  | Manager | Heide, Brian              | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.B.  | Manager | Pope, Eileen M.           | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.C.  | Manager | Adams, Tonja L.           | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.D.  | Manager | Anderson, Luke            | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.E.  | Manager | Baer, John                | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.F.  | Manager | Barnes, Maria S.          | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.G.  | Manager | Barry, Maria              | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.H.  | Manager | Barth, Nathan A.          | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.I.  | Manager | Bender, Regina S.         | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.J.  | Manager | Bleischmidt, Kasia J.     | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.K.  | Manager | Boswell, Judith L.        | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.L.  | Manager | Brustloff, Amy            | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.M.  | Manager | Burkett, Sarah            | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.N.  | Manager | Campbell, John-Paul       | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.O.  | Manager | Casper, Carolina          | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.P.  | Manager | Clarke, Michael E.        | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.Q.  | Manager | Coleman, Maurice L.       | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.R.  | Manager | Gil Photopoulos, Jennifer | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.S.  | Manager | Greene, Susan Valerie     | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.T.  | Manager | Hopkins, Hidejah Z.       | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.U.  | Manager | Joyner, David M.          | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.V.  | Manager | Kalish, Matthew T.        | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.W.  | Manager | Kazic-Andretta, Milica    | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.X.  | Manager | Kramer, Michael           | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.Y.  | Manager | Letendre, Daniel          | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.Z.  | Manager | McAloon, James            | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.AA. | Manager | McNicholas Jr., James M.  | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.AB. | Manager | Monaghan, James C.        | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.AC. | Manager | Morin, Karen L.           | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.AD. | Manager | Panno, John               | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.AE. | Manager | Parker, Debra C.          | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.AF. | Manager | Petty, Michael K.         | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.AG. | Manager | Pham, Chuong (Jack)       | Natural Person            |
| <a href="#">5. (Banc of America Community De</a>  | 5.AH. | Manager | Pitlyk, Paul R.           | Natural Person            |

Principal Disclosures for the Developer

APPROVED for HOUSING CREDITS  
FHFC Advance Review  
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|                                  |       |         |                                       |                        |
|----------------------------------|-------|---------|---------------------------------------|------------------------|
| 5. [Banc of America Community De | S.AI. | Manager | Pryor, Elizabeth A.                   | Natural Person         |
| 5. [Banc of America Community De | S.AI. | Manager | Racaniello, Frank                     | Natural Person         |
| 5. [Banc of America Community De | S.AK. | Manager | Rahmaoui, Omar                        | Natural Person         |
| 5. [Banc of America Community De | S.AL. | Manager | Rana, Neha                            | Natural Person         |
| 5. [Banc of America Community De | S.AM. | Manager | Reid, James F.                        | Natural Person         |
| 5. [Banc of America Community De | S.AN. | Manager | Roberts, Kelly M.                     | Natural Person         |
| 5. [Banc of America Community De | S.AO. | Manager | Rolfe, Daniel J.                      | Natural Person         |
| 5. [Banc of America Community De | S.AP. | Manager | Rosenbaum, Binyamin                   | Natural Person         |
| 5. [Banc of America Community De | S.AQ. | Manager | Shirley, Ekaterina A.                 | Natural Person         |
| 5. [Banc of America Community De | S.AR. | Manager | Siu, Joseph                           | Natural Person         |
| 5. [Banc of America Community De | S.AS. | Manager | Song, William                         | Natural Person         |
| 5. [Banc of America Community De | S.AT. | Manager | Veneracion, Joseph B.                 | Natural Person         |
| 5. [Banc of America Community De | S.AU. | Manager | West, Larry D.                        | Natural Person         |
| 5. [Banc of America Community De | S.AV. | Manager | White, Carolyn Y.                     | Natural Person         |
| 5. [Banc of America Community De | S.AW. | Manager | Williams, Cookie                      | Natural Person         |
| 5. [Banc of America Community De | S.AX. | Manager | Winstead, Susan C.                    | Natural Person         |
| 5. [Banc of America Community De | S.AY. | Member  | Bank of America, National Association | For-Profit Corporation |

# EXHIBIT E

**Principal Disclosures for the Applicant****APPROVED for HOUSING CREDITS****FHFC Advance Review****Received 7.29.26 Approved 7.31.26**

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

RPV Parcel E1, LP**First Principal Disclosure Level:**[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

| <u>First Level<br/>Entity #</u> | <u>Select Type of Principal of<br/>Applicant</u> | <u>Enter Name of First Level Principal</u>             | <u>Select organizational structure<br/>of First Level Principal identified</u> |
|---------------------------------|--------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------|
| 1.                              | <u>General Partner</u>                           | <u>PMG Affordable Holdings, LLC</u>                    | <u>Limited Liability Company</u>                                               |
| 2.                              | <u>General Partner</u>                           | <u>Housing Authority of the City of Tampa, Florida</u> | <u>Public Housing Authority</u>                                                |
| 3.                              | <u>Investor LP</u>                               | <u>PMG Affordable Holdings, LLC (Placeholder)</u>      | <u>Limited Liability Company</u>                                               |

**Second Principal Disclosure Level:**

RPV Parcel E1, 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 PrincipalSelect organizational structure  
of Second Level Principal  
identified

|                                             |             |                           |                           |                                  |
|---------------------------------------------|-------------|---------------------------|---------------------------|----------------------------------|
| <u>1. (PMG Affordable Holdings, LLC)</u>    | <u>1.A.</u> | <u>Manager</u>            | <u>PMG Damascus, LLC</u>  | <u>Limited Liability Company</u> |
| <u>1. (PMG Affordable Holdings, LLC)</u>    | <u>1.B.</u> | <u>Member</u>             | <u>PMG Damascus, LLC</u>  | <u>Limited Liability Company</u> |
| <u>1. (PMG Affordable Holdings, LLC)</u>    | <u>1.C.</u> | <u>Manager</u>            | <u>PMG Worldwide, LLC</u> | <u>Limited Liability Company</u> |
| <u>1. (PMG Affordable Holdings, LLC)</u>    | <u>1.D.</u> | <u>Member</u>             | <u>PMG Worldwide, LLC</u> | <u>Limited Liability Company</u> |
| <u>2. (Housing Authority of the City of</u> | <u>2.A.</u> | <u>Executive Director</u> | <u>Ryans, Jerome D.</u>   | <u>Natural Person</u>            |
| <u>2. (Housing Authority of the City of</u> | <u>2.B.</u> | <u>Officer/Director</u>   | <u>Ryans, Jerome D.</u>   | <u>Natural Person</u>            |
| <u>2. (Housing Authority of the City of</u> | <u>2.C.</u> | <u>Officer/Director</u>   | <u>Cloar, James A.</u>    | <u>Natural Person</u>            |
| <u>2. (Housing Authority of the City of</u> | <u>2.D.</u> | <u>Officer/Director</u>   | <u>Hemani, Sul</u>        | <u>Natural Person</u>            |
| <u>2. (Housing Authority of the City of</u> | <u>2.E.</u> | <u>Officer/Director</u>   | <u>Moore, Leroy</u>       | <u>Natural Person</u>            |

**Principal Disclosures for the Applicant****APPROVED for HOUSING CREDITS****FHFC Advance Review****Received 7.29.26 Approved 7.31.26**

|                                             |             |                         |                           |                       |
|---------------------------------------------|-------------|-------------------------|---------------------------|-----------------------|
| <u>2. (Housing Authority of the City of</u> | <u>2.F.</u> | <u>Officer/Director</u> | <u>Pontz, Scott</u>       | <u>Natural Person</u> |
| <u>2. (Housing Authority of the City of</u> | <u>2.G.</u> | <u>Commissioner</u>     | <u>Clair, James A.</u>    | <u>Natural Person</u> |
| <u>2. (Housing Authority of the City of</u> | <u>2.H.</u> | <u>Commissioner</u>     | <u>Hemani, Sul</u>        | <u>Natural Person</u> |
| <u>2. (Housing Authority of the City of</u> | <u>2.I.</u> | <u>Commissioner</u>     | <u>Walker, Mae</u>        | <u>Natural Person</u> |
| <u>2. (Housing Authority of the City of</u> | <u>2.J.</u> | <u>Commissioner</u>     | <u>Edwards, Robert P.</u> | <u>Natural Person</u> |
| <u>2. (Housing Authority of the City of</u> | <u>2.K.</u> | <u>Commissioner</u>     | <u>Hardwick, Lorena</u>   | <u>Natural Person</u> |
| <u>2. (Housing Authority of the City of</u> | <u>2.L.</u> | <u>Commissioner</u>     | <u>Murphy, Thomas</u>     | <u>Natural Person</u> |

**Third Principal Disclosure Level:**

RPV Parcel E1, 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

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

|                                  |                |                |                        |                       |
|----------------------------------|----------------|----------------|------------------------|-----------------------|
| <u>1.A. (PMG Damascus, LLC)</u>  | <u>1.A.(1)</u> | <u>Manager</u> | <u>Coakley, Daniel</u> | <u>Natural Person</u> |
| <u>1.A. (PMG Damascus, LLC)</u>  | <u>1.A.(2)</u> | <u>Member</u>  | <u>Coakley, Daniel</u> | <u>Natural Person</u> |
| <u>1.B. (PMG Damascus, LLC)</u>  | <u>1.B.(1)</u> | <u>Manager</u> | <u>Coakley, Daniel</u> | <u>Natural Person</u> |
| <u>1.B. (PMG Damascus, LLC)</u>  | <u>1.B.(2)</u> | <u>Member</u>  | <u>Coakley, Daniel</u> | <u>Natural Person</u> |
| <u>1.C. (PMG Worldwide, LLC)</u> | <u>1.C.(1)</u> | <u>Manager</u> | <u>Kaplan, Daniel</u>  | <u>Natural Person</u> |
| <u>1.C. (PMG Worldwide, LLC)</u> | <u>1.C.(2)</u> | <u>Member</u>  | <u>Kaplan, Daniel</u>  | <u>Natural Person</u> |
| <u>1.C. (PMG Worldwide, LLC)</u> | <u>1.C.(3)</u> | <u>Manager</u> | <u>Shear, Ryan</u>     | <u>Natural Person</u> |
| <u>1.C. (PMG Worldwide, LLC)</u> | <u>1.C.(4)</u> | <u>Member</u>  | <u>Shear, Ryan</u>     | <u>Natural Person</u> |
| <u>1.D. (PMG Worldwide, LLC)</u> | <u>1.D.(1)</u> | <u>Manager</u> | <u>Kaplan, Daniel</u>  | <u>Natural Person</u> |
| <u>1.D. (PMG Worldwide, LLC)</u> | <u>1.D.(2)</u> | <u>Member</u>  | <u>Kaplan, Daniel</u>  | <u>Natural Person</u> |
| <u>1.D. (PMG Worldwide, LLC)</u> | <u>1.D.(3)</u> | <u>Manager</u> | <u>Shear, Ryan</u>     | <u>Natural Person</u> |
| <u>1.D. (PMG Worldwide, LLC)</u> | <u>1.D.(4)</u> | <u>Member</u>  | <u>Shear, Ryan</u>     | <u>Natural Person</u> |

**Principal Disclosures for the Developer**

APPROVED for HOUSING CREDITS  
FHFC Advance Review  
Received 7.29.26 Approved 7.31.26

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

RPV Parcel E1 Developer, LLC**First Principal Disclosure Level:**

RPV Parcel E1 Developer, LLC

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

| First Level<br>Entity # | Select Type of Principal of<br>Developer | Enter Name of First Level Principal                | Select organizational structure<br>of First Level Principal identified |
|-------------------------|------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------|
| 1.                      | Manager                                  | PMG Affordable Holdings, LLC                       | Limited Liability Company                                              |
| 2.                      | Member                                   | Housing Authority of the City of Tampa, Florida    | Public Housing Authority                                               |
| 3.                      | Member                                   | PMG Affordable Holdings, LLC                       | Limited Liability Company                                              |
| 4.                      | Member                                   | Banc of America Community Development Company, LLC | Limited Liability Company                                              |

**Second Principal Disclosure Level:**

RPV Parcel E1 Developer, LLC

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

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

Select the type of Principal  
being associated with the  
corresponding First Level  
Principal Entity

Select organizational structure  
of Second Level Principal  
identified

| Second Level<br>Entity #             | Principal Entity        | Enter Name of Second Level Principal |                           |
|--------------------------------------|-------------------------|--------------------------------------|---------------------------|
| 1. (PMG Affordable Holdings, LLC)    | 1.A. Manager            | PMG Damascus, LLC                    | Limited Liability Company |
| 1. (PMG Affordable Holdings, LLC)    | 1.B. Member             | PMG Damascus, LLC                    | Limited Liability Company |
| 1. (PMG Affordable Holdings, LLC)    | 1.C. Manager            | PMG Worldwide, LLC                   | Limited Liability Company |
| 1. (PMG Affordable Holdings, LLC)    | 1.D. Member             | PMG Worldwide, LLC                   | Limited Liability Company |
| 2. (Housing Authority of the City of | 2.A. Executive Director | Ryans, Jerome D.                     | Natural Person            |
| 2. (Housing Authority of the City of | 2.B. Officer/Director   | Ryans, Jerome D.                     | Natural Person            |
| 2. (Housing Authority of the City of | 2.C. Officer/Director   | Cloar, James A.                      | Natural Person            |
| 2. (Housing Authority of the City of | 2.D. Officer/Director   | Hemani, Sul                          | Natural Person            |
| 2. (Housing Authority of the City of | 2.E. Officer/Director   | Moore, Leroy                         | Natural Person            |
| 2. (Housing Authority of the City of | 2.F. Officer/Director   | Pontz, Scott                         | Natural Person            |
| 2. (Housing Authority of the City of | 2.G. Commissioner       | Cloar, James A.                      | Natural Person            |
| 2. (Housing Authority of the City of | 2.H. Commissioner       | Hemani, Sul                          | Natural Person            |
| 2. (Housing Authority of the City of | 2.I. Commissioner       | Walker, Mae                          | Natural Person            |
| 2. (Housing Authority of the City of | 2.J. Commissioner       | Edwards, Robert P.                   | Natural Person            |
| 2. (Housing Authority of the City of | 2.K. Commissioner       | Hardwick, Lorena                     | Natural Person            |
| 2. (Housing Authority of the City of | 2.L. Commissioner       | Murphy, Thomas                       | Natural Person            |
| 3. (PMG Affordable Holdings, LLC)    | 3.A. Manager            | PMG Damascus, LLC                    | Limited Liability Company |
| 3. (PMG Affordable Holdings, LLC)    | 3.B. Member             | PMG Damascus, LLC                    | Limited Liability Company |

**Principal Disclosures for the Developer**

**APPROVED for HOUSING CREDITS**  
**FHFC Advance Review**  
**Received 7.29.26 Approved 7.31.26**

|                                   |       |         |                           |                           |
|-----------------------------------|-------|---------|---------------------------|---------------------------|
| 3. (PMG Affordable Holdings, LLC) | 3.C.  | Manager | PMG Worldwide, LLC        | Limited Liability Company |
| 3. (PMG Affordable Holdings, LLC) | 3.D.  | Member  | PMG Worldwide, LLC        | Limited Liability Company |
| 4. (Banc of America Community De  | 4.A.  | Manager | Heide, Brian              | Natural Person            |
| 4. (Banc of America Community De  | 4.B.  | Manager | Pope, Eileen M.           | Natural Person            |
| 4. (Banc of America Community De  | 4.C.  | Manager | Adams, Tonja L.           | Natural Person            |
| 4. (Banc of America Community De  | 4.D.  | Manager | Anderson, Luke            | Natural Person            |
| 4. (Banc of America Community De  | 4.E.  | Manager | Baer, John                | Natural Person            |
| 4. (Banc of America Community De  | 4.F.  | Manager | Barnes, Maria S.          | Natural Person            |
| 4. (Banc of America Community De  | 4.G.  | Manager | Barry, Maria              | Natural Person            |
| 4. (Banc of America Community De  | 4.H.  | Manager | Barth, Nathan A.          | Natural Person            |
| 4. (Banc of America Community De  | 4.I.  | Manager | Bender, Regina S.         | Natural Person            |
| 4. (Banc of America Community De  | 4.J.  | Manager | Blechschiidt, Kasia J.    | Natural Person            |
| 4. (Banc of America Community De  | 4.K.  | Manager | Boswell, Judith L.        | Natural Person            |
| 4. (Banc of America Community De  | 4.L.  | Manager | Brusloff, Amy             | Natural Person            |
| 4. (Banc of America Community De  | 4.M.  | Manager | Burkett, Sarah            | Natural Person            |
| 4. (Banc of America Community De  | 4.N.  | Manager | Campbell, John-Paul       | Natural Person            |
| 4. (Banc of America Community De  | 4.O.  | Manager | Casper, Carolina          | Natural Person            |
| 4. (Banc of America Community De  | 4.P.  | Manager | Clarke, Michael E.        | Natural Person            |
| 4. (Banc of America Community De  | 4.Q.  | Manager | Coleman, Maurice L.       | Natural Person            |
| 4. (Banc of America Community De  | 4.R.  | Manager | Gil Photopoulos, Jennifer | Natural Person            |
| 4. (Banc of America Community De  | 4.S.  | Manager | Greene, Susan Valerie     | Natural Person            |
| 4. (Banc of America Community De  | 4.T.  | Manager | Hopkins, Hidejah Z.       | Natural Person            |
| 4. (Banc of America Community De  | 4.U.  | Manager | Joyner, David M.          | Natural Person            |
| 4. (Banc of America Community De  | 4.V.  | Manager | Kalisz, Matthew T.        | Natural Person            |
| 4. (Banc of America Community De  | 4.W.  | Manager | Kazic-Andretta, Milica    | Natural Person            |
| 4. (Banc of America Community De  | 4.X.  | Manager | Kramer, Michael           | Natural Person            |
| 4. (Banc of America Community De  | 4.Y.  | Manager | Letendre, Daniel          | Natural Person            |
| 4. (Banc of America Community De  | 4.Z.  | Manager | McAloon, James            | Natural Person            |
| 4. (Banc of America Community De  | 4.AA. | Manager | McNicholas Jr., James M.  | Natural Person            |
| 4. (Banc of America Community De  | 4.AB. | Manager | Monaghan, James C.        | Natural Person            |
| 4. (Banc of America Community De  | 4.AC. | Manager | Morin, Karen L.           | Natural Person            |
| 4. (Banc of America Community De  | 4.AD. | Manager | Panno, John               | Natural Person            |
| 4. (Banc of America Community De  | 4.AE. | Manager | Parker, Debra C.          | Natural Person            |
| 4. (Banc of America Community De  | 4.AF. | Manager | Petty, Michael K.         | Natural Person            |
| 4. (Banc of America Community De  | 4.AG. | Manager | Pham, Chuong (Jack)       | Natural Person            |
| 4. (Banc of America Community De  | 4.AH. | Manager | Pitilyk, Paul R.          | Natural Person            |
| 4. (Banc of America Community De  | 4.AI. | Manager | Pryor, Elizabeth A.       | Natural Person            |
| 4. (Banc of America Community De  | 4.AJ. | Manager | Racaniello, Frank         | Natural Person            |
| 4. (Banc of America Community De  | 4.AK. | Manager | Rahmaoui, Omar            | Natural Person            |
| 4. (Banc of America Community De  | 4.AL. | Manager | Rana, Neha                | Natural Person            |

Principal Disclosures for the Developer

APPROVED for HOUSING CREDITS  
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|                                                  |       |         |                                       |                        |
|--------------------------------------------------|-------|---------|---------------------------------------|------------------------|
| <a href="#">4. (Banc of America Community De</a> | 4.AM. | Manager | Reid, James F.                        | Natural Person         |
| <a href="#">4. (Banc of America Community De</a> | 4.AN. | Manager | Roberts, Kelly M.                     | Natural Person         |
| <a href="#">4. (Banc of America Community De</a> | 4.AO. | Manager | Rolfe, Daniel J.                      | Natural Person         |
| <a href="#">4. (Banc of America Community De</a> | 4.AP. | Manager | Rosenbaum, Binyamin                   | Natural Person         |
| <a href="#">4. (Banc of America Community De</a> | 4.AQ. | Manager | Shirley, Ekaterina A.                 | Natural Person         |
| <a href="#">4. (Banc of America Community De</a> | 4.AR. | Manager | Siu, Joseph                           | Natural Person         |
| <a href="#">4. (Banc of America Community De</a> | 4.AS. | Manager | Song, William                         | Natural Person         |
| <a href="#">4. (Banc of America Community De</a> | 4.AT. | Manager | Veneracion, Joseph B.                 | Natural Person         |
| <a href="#">4. (Banc of America Community De</a> | 4.AU. | Manager | West, Larry D.                        | Natural Person         |
| <a href="#">4. (Banc of America Community De</a> | 4.AV. | Manager | White, Carolyn Y.                     | Natural Person         |
| <a href="#">4. (Banc of America Community De</a> | 4.AW. | Manager | Williams, Cookie                      | Natural Person         |
| <a href="#">4. (Banc of America Community De</a> | 4.AX. | Manager | Winstead, Susan C.                    | Natural Person         |
| <a href="#">4. (Banc of America Community De</a> | 4.AY. | Member  | Bank of America, National Association | For-Profit Corporation |

# EXHIBIT F

RFA 2026-202 HOUSING CREDIT FINANCING FOR AFFORDABLE HOUSING  
DEVELOPMENTS LOCATED IN BROWARD, DUVAL, HILLSBOROUGH, LEE,

Section 4.A.10  
Development Cost Pro Forma

RFA 2026-202 DEVELOPMENT COST PRO FORMA (Page 1 of 7)

- NOTES:
- (1) Developer fee may not exceed the limits established in Rule Chapter 67-21, F.A.C., or this RFA. Any portion of the fee that has been deferred must be included in Total Development Cost.
  - (2) Because Housing Credit equity proceeds are being used as a source of financing, complete Columns 1 and 2. The various FHFC Program fees should be estimated and included in column 2 for at least the Housing Credit Program.
  - (3) General Contractor's fee is limited to 14% of actual construction cost (for Application purposes, this is represented by A1.1, Column 3), rounded down to nearest dollar. The General Contractor's fee must be disclosed. The General Contractor's fee includes General Conditions, Overhead, and Profit.
  - (4) For Application purposes, the maximum hard and soft cost contingencies allowed cannot exceed (a) 5% of hard and soft costs for the Development Category of New Construction; or (b) 15% of hard costs and 5% of soft costs for Development Categories of Rehabilitation, with or without Acquisition, as further described in Rule Chapter 67-48, F.A.C., or this RFA.
  - (5) An Operating Deficit Reserves (ODR) can be included in C. DEVELOPMENT COST, but cannot be used in determining the maximum Developer fee. Applicants may include an ODR amount that does not exceed \$3,500 per unit on the Development Cost Pro Forma as part of the Application process. An ODR required by an equity provider, first mortgage lender, or Credit Underwriter will be sized in credit underwriting. Any reserves in excess of the maximum allowed will be reduced by the Corporation to the maximum allowed during Application scoring.
  - (6) Commercial, retail, and office space are not functionally related and subordinate to the residential units, and are not considered to be community service facilities. As such, these costs are neither considered in eligible basis nor included in the TDC Comparison Testing process.
  - (7) Although the Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Detail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during credit underwriting, such costs are subject to other cost limitations provided in Rule Chapter 67-48, F.A.C., or this RFA as applicable.

USE THE DETAIL/EXPLANATION SHEET FOR EXPLANATION OF \* ITEMS. IF ADDITIONAL SPACE IS REQUIRED, ENTER THE INFORMATION ON THE ADDENDA LOCATED AT THE END OF THE APPLICATION.

What was the Development Category of the Proposed Development:  
Indicate the number of total units in the proposed Development:

New Construction  
75 Units

|                                                          | 1<br>HC ELIGIBLE<br>COSTS | 2<br>HC INELIGIBLE<br>COSTS | 3<br>TOTAL<br>COSTS |
|----------------------------------------------------------|---------------------------|-----------------------------|---------------------|
| DEVELOPMENT COSTS                                        |                           |                             |                     |
| Actual Construction Costs                                |                           |                             |                     |
| Demolition                                               |                           |                             |                     |
| Commercial/Retail Space <small>See Note (6)</small>      |                           |                             |                     |
| New Construction Activities                              | 17,384,050.00             |                             | 17,384,050.00       |
| *Site Work (explain off-site work in detail)             |                           |                             |                     |
| Rehab Construction Activities                            |                           |                             |                     |
| *Other (explain in detail)                               |                           |                             |                     |
| A1.1. Actual Construction Cost                           | \$ 17,384,050.00          | \$                          | \$ 17,384,050.00    |
| A1.2. General Contractor Fee <small>See Note (3)</small> |                           |                             |                     |
| (Max. 14% of A1.1., column 3)                            | \$ 2,433,767.00           | \$                          | \$ 2,433,767.00     |
| <small>Max GCF @ 14% \$2,433,767.00</small>              |                           |                             |                     |
| A1.3. TOTAL ACTUAL CONSTRUCTION COSTS                    | \$ 19,817,817.00          | \$                          | \$ 19,817,817.00    |
| A1.4. HARD COST CONTINGENCY <small>See Note (4)</small>  | \$ 990,890.00             | \$                          | \$ 990,890.00       |
| <small>Max HCC @ 5% \$990,890.05</small>                 |                           |                             |                     |

RFA 2026-202 HOUSING CREDIT FINANCING FOR AFFORDABLE HOUSING  
DEVELOPMENTS LOCATED IN BROWARD, DUVAL, HILLSBOROUGH, LEE,  
ORANGE, PALM BEACH, PINELLAS, AND POLK COUNTIES

| RFA 2026-202 DEVELOPMENT COST PRO FORMA                             |                               |                     |                  | (Page 2 of 7) |  |  |
|---------------------------------------------------------------------|-------------------------------|---------------------|------------------|---------------|--|--|
|                                                                     | 1                             | 2                   | 3                |               |  |  |
|                                                                     | HC ELIGIBLE COSTS             | HC INELIGIBLE COSTS | TOTAL COSTS      |               |  |  |
| General Development Costs                                           |                               |                     |                  |               |  |  |
| Professional Fees                                                   | 1,115,000.00                  | 130,000.00          | 1,245,000.00     |               |  |  |
| Builder's Risk Insurance                                            | 250,000.00                    |                     | 250,000.00       |               |  |  |
| Local Government Fees & Taxes                                       | 723,856.00                    |                     | 723,856.00       |               |  |  |
| FHFC Costs & Fees <small>See Note (2)</small>                       |                               | 469,000.00          | 469,000.00       |               |  |  |
| Tenant Relocation Costs                                             |                               |                     |                  |               |  |  |
| *Other (explain in detail)                                          | 150,000.00                    |                     | 150,000.00       |               |  |  |
| A2.1. TOTAL GENERAL DEVELOPMENT COST                                | \$ 2,238,856.00               | \$ 599,000.00       | \$ 2,837,856.00  |               |  |  |
| A2.2. SOFT COST CONTINGENCY <small>See Note (4)</small>             | \$ 141,892.00                 | \$                  | \$ 141,892.00    |               |  |  |
| <small>Max SCC @ 5%:</small>                                        | <small>\$141,892.00</small>   |                     |                  |               |  |  |
| Financial Costs                                                     |                               |                     |                  |               |  |  |
| Construction & Bridge Funding Costs                                 | 1,366,965.00                  | 844,970.00          | 2,211,935.00     |               |  |  |
| Permanent Funding Costs                                             |                               | 52,000.00           | 52,000.00        |               |  |  |
| *Other (explain in detail)                                          |                               |                     |                  |               |  |  |
| A3. TOTAL FINANCIAL COSTS                                           | \$ 1,366,965.00               | \$ 896,970.00       | \$ 2,263,935.00  |               |  |  |
| ACQUISITION COST OF EXISTING DEVELOPMENT (excluding land)           |                               |                     |                  |               |  |  |
| Existing Building(s)                                                |                               |                     |                  |               |  |  |
| *Other (explain in detail)                                          |                               |                     |                  |               |  |  |
| B. TOTAL ACQUISITION COSTS OF EXISTING DEVELOPMENT (excluding land) | \$                            | \$                  | \$               |               |  |  |
| C. DEVELOPMENT COST (A1.3+A1.4+A2.1+A2.2+A3+B)                      | \$ 24,556,420.00              | \$ 1,495,970.00     | \$ 26,052,390.00 |               |  |  |
| Developer Fee <small>See Note (1)</small>                           |                               |                     |                  |               |  |  |
| Developer Fee on Acquisition Costs                                  |                               |                     |                  |               |  |  |
| <small>Max DF @ 16%:</small>                                        | <small>\$0.00</small>         |                     |                  |               |  |  |
| Developer Fee on Non-Acquisition Costs                              | 4,168,382.00                  |                     | 4,168,382.00     |               |  |  |
| <small>Max DF @ 16%:</small>                                        | <small>\$4,168,382.00</small> |                     |                  |               |  |  |
| D. TOTAL DEVELOPER FEE                                              | \$ 4,168,382.00               | \$                  | \$ 4,168,382.00  |               |  |  |
| <small>Max Total DF:</small>                                        | <small>\$4,168,382.00</small> |                     |                  |               |  |  |
| E. OPERATING DEFICIT RESERVES <small>See Note (5)</small>           | \$                            | \$ 262,500.00       | \$ 262,500.00    |               |  |  |
| <small>Max ODR:</small>                                             | <small>\$262,500.00</small>   |                     |                  |               |  |  |
| F. TOTAL LAND COST                                                  | \$                            | \$ 3,000,000.00     | \$ 3,000,000.00  |               |  |  |
| G. TOTAL DEVELOPMENT COST (C+D+E+F) <small>See Note (7)</small>     | \$ 28,724,802.00              | \$ 4,758,470.00     | \$ 33,483,272.00 |               |  |  |

RFA 2026-202 HOUSING CREDIT FINANCING FOR AFFORDABLE HOUSING  
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Detail/Explanation Sheet

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

DEVELOPMENT COSTS

**Actual Construction Cost**

(as listed at Item A1.)

Off-Site Work:

Other:

**General Development Costs**

(as listed at Item A2.)

Other:

**Financial Costs**

(as listed at Item A3.)

Other:

**Acquisition Cost of Existing Developments**

(as listed at Item B.)

Other:

RFA 2026-202 HOUSING CREDIT FINANCING FOR AFFORDABLE HOUSING  
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CONSTRUCTION/REHAB ANALYSIS

|                                                                                                                                                                                                                              | AMOUNT           | LENDER/TYPE OF FUNDS                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------|
| A. Total Development Costs                                                                                                                                                                                                   | \$ 33,483,272.00 |                                                                  |
| B. Construction Funding Sources:                                                                                                                                                                                             |                  |                                                                  |
| 1. First Mortgage Financing                                                                                                                                                                                                  | \$ 25,912,770.00 | Regulated Mortgage Lender                                        |
| 2. Second Mortgage Financing                                                                                                                                                                                                 | \$               | <select from menu>                                               |
| 3. Third Mortgage Financing                                                                                                                                                                                                  | \$               | <select from menu>                                               |
| 4. Fourth Mortgage Financing                                                                                                                                                                                                 | \$               | <select from menu>                                               |
| 5. Fifth Mortgage Financing                                                                                                                                                                                                  | \$               | <select from menu>                                               |
| 6. Sixth Mortgage Financing                                                                                                                                                                                                  | \$               | <select from menu>                                               |
| Financing                                                                                                                                                                                                                    | \$               | Enter request on Funding Tab                                     |
| Financing                                                                                                                                                                                                                    | \$               | Enter request on Funding Tab                                     |
| Financing                                                                                                                                                                                                                    | \$               | Enter request on Funding Tab                                     |
| Financing                                                                                                                                                                                                                    | \$               | Enter request on Funding Tab                                     |
| 7. HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant. | \$ 8,819,118.00  |                                                                  |
| 8. Other:                                                                                                                                                                                                                    | \$               | <select from menu>                                               |
| 9. Other:                                                                                                                                                                                                                    | \$               | <select from menu>                                               |
| 10. Deferred Developer Fee                                                                                                                                                                                                   | \$ 0.00          | \$ 4,168,382.00 Remaining Developer Fee for Deferral (as needed) |
| 11. Total Construction Sources                                                                                                                                                                                               | \$ 34,731,888.00 |                                                                  |
| C. Construction Funding Surplus                                                                                                                                                                                              |                  |                                                                  |
| (B.11. Total Construction Sources, less A. Total Development Costs):                                                                                                                                                         | \$ 1,248,616.00  | (A negative number here represents a funding shortfall.)         |

Met Construction Financing Threshold for sources equal or exceed uses: Yes

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

RFA 2026-202 HOUSING CREDIT FINANCING FOR AFFORDABLE HOUSING  
DEVELOPMENTS LOCATED IN BROWARD, DUVAL, HILLSBOROUGH, LEE,  
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RFA 2026-202 DEVELOPMENT COST PRO FORMA

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PERMANENT ANALYSIS

|                                                                              | AMOUNT           | LENDER/TYPE OF FUNDS                                                |
|------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------|
| A. Total Development Costs                                                   | \$ 33,483,272.00 |                                                                     |
| B. Permanent Funding Sources:                                                |                  |                                                                     |
| 1. First Mortgage Financing                                                  | \$ 5,200,000.00  | Regulated Mortgage Lender                                           |
| 2. Second Mortgage Financing                                                 | \$               | <select from menu>                                                  |
| 3. Third Mortgage Financing                                                  | \$               | <select from menu>                                                  |
| 4. Fourth Mortgage Financing                                                 | \$               | <select from menu>                                                  |
| 5. Fifth Mortgage Financing                                                  | \$               | <select from menu>                                                  |
| 6. Sixth Mortgage Financing                                                  | \$               | <select from menu>                                                  |
| Financing                                                                    | \$               | Enter request on Funding Tab                                        |
| Financing                                                                    | \$               | Enter request on Funding Tab                                        |
| Financing                                                                    | \$               | Enter request on Funding Tab                                        |
| Financing                                                                    | \$               | Enter request on Funding Tab                                        |
| 7. HC Syndication/HC Equity Proceeds                                         | \$ 25,197,480.00 |                                                                     |
| 8. Other: Lakeland LGC                                                       | \$ 610,000.00    | Local Government Subsidy                                            |
| 9. Other:                                                                    | \$               | <select from menu>                                                  |
| 10. Deferred Developer Fee                                                   | \$ 2,475,792.00  | \$ 1,692,590.00 Remaining Developer Fee<br>for Deferral (as needed) |
| 11. Total Permanent Funding Sources                                          | \$ 33,483,272.00 |                                                                     |
| C. Permanent Funding Surplus                                                 |                  |                                                                     |
| (B.11. Total Permanent Funding Sources,<br>less A. Total Development Costs): | \$ 0.00          | (A negative number here represents a funding shortfall.)            |

Met Permanent Financing Threshold for sources equal or exceed uses: Yes

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

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The intent of this page is to assist the Applicant in determining the net TDC of the proposed Development and comparing it to the appropriate Development's Maximum TDC Component per RFA. The accuracy of the comparison is dependent upon the accuracy of the inputs and Florida Housing takes no responsibility in any programing errors. FHFC will not use this page to score the net TDC criteria. If FHFC makes any adjustments to the Applicant's data or assumptions, FHFC's net TDC of the proposed Development or the Development's Maximum TDC Component determined by FHFC may be different than the amounts provided below. Please read the RFA for qualifying responses and definition of terms. This table is optional and its use is at the sole discretion of the Applicant. Applicant is responsible to verify and be in compliance with all aspects of the Application to meet RFA criteria.

Total Development Cost Comparison Test

In which county is the proposed Development to be located?..... Polk ( County)

| Hard Cost Factor Per Unit*               |            |                                 |                 |
|------------------------------------------|------------|---------------------------------|-----------------|
| Unit Category, Type, and ESS Designation | Unit Count | Maximum Hard Cost PU Limitation | Pro Rata Limits |
| NC Garden Non-ESS                        | 75         | \$284,000                       | \$284,000       |
| NC Garden ESS                            |            |                                 |                 |
| NC Mid-Rise Non-ESS                      |            |                                 |                 |
| NC Mid-Rise ESS                          |            |                                 |                 |
| NC High-Rise                             |            |                                 |                 |
| Rehab Garden                             |            |                                 |                 |
| Rehab Non-Garden                         |            |                                 |                 |
| NC Hard Cost Factor Per Unit             | 75         |                                 | \$284,000       |
| SC Hard Cost Factor Per Unit             |            |                                 |                 |
| Blended Hard Cost Factor Per Unit        | 75         |                                 | \$284,000       |

\*Garden includes all Development Types other than Mid-Rise and High-Rise; Non-Garden includes Development Types of Mid-Rise with elevator (4 stories, 5 stories, or 6 stories) and High-Rise (7 or more stories); Mid-Rise includes Development Types of Mid-Rise with elevator (4 stories, 5 stories, or 6 stories); and High-Rise includes Development Type of High-Rise (7 or more stories). ESS means Enhanced Structural Systems Construction.

Calculated Maximum Hard and Soft Costs Per Unit..... \$ 378,666.67  
(\$284,000 Hard Cost Factor Per Unit / 75.00% = \$378,666.67)

|                           |            |                       |
|---------------------------|------------|-----------------------|
| Applicable Add-On(s):     | Add-On PU  | New TDC PU Limitation |
| No applicable Add-Ons     |            | \$ 378,666.67         |
| Applicable Multiplier(s): | Multiplier | New TDC PU Limitation |
| No Applicable Multipliers |            | \$ 378,666.67         |

Total Calculated Hard and Soft Costs Per Unit with Add-Ons & Multipliers..... \$ 378,666.67

Maximum Non-Acquisition Development Cost Per Unit..... \$ 401,386.67  
(\$378,666.67 Hard and Soft Costs w/ Add-Ons & Multipliers x (1 + 0.06) One Plus the Escalation Factor = \$401,386.67)

Maximum Non-Acquisition Development Cost for Developer Fee..... \$ 30,104,000.00  
(\$401,386.67 Maximum Non-Acquisition Development Cost Per Unit x 75.00 Units = \$30,104,000.00)

RFA 2026-202 HOUSING CREDIT FINANCING FOR AFFORDABLE HOUSING  
DEVELOPMENTS LOCATED IN BROWARD, DUVAL, HILLSBOROUGH, LEE,  
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|                                                                                                                    |    |              |
|--------------------------------------------------------------------------------------------------------------------|----|--------------|
| Maximum Dev. Fee Amount on Non-Acquisition Development Costs.....                                                  | \$ | 4,816,640.00 |
| <i>(\$30,104,000 Max Non-Acq Development Cost for Developer Fee x 16% Non-Acq<br/>Developer Fee = \$4,816,640)</i> |    |              |

|                                                                                     |    |   |
|-------------------------------------------------------------------------------------|----|---|
| Development's Actual Building Allocation (if applicable, see Pro Forma Line B)..... | \$ | - |
| Maximum Dev. Fee on Development's Actual Building Allocation.....                   | \$ | - |
| <i>(\$0.00 Development's Actual Building Allocation x 16% DF = \$0.00)</i>          |    |   |

RFA 2026-202 DEVELOPMENT COST PRO FORMA

|                                                                                                                                                                              |    |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------------|
| Development's Maximum Developer Fee.....                                                                                                                                     | \$ | 4,816,640.00  |
| <i>(\$4,816,640 Max DF on Max Non-Acq Development Cost + \$0 Max DF on<br/>Development's Building Allocation = \$4,816,640)</i>                                              |    |               |
| Development's Maximum TDC Component.....                                                                                                                                     | \$ | 34,920,640.00 |
| <i>(\$30,104,000 Max Non-Acq Development Cost + \$4,816,640 Max DF on Max Non-Acq<br/>Development Cost + \$0 Max DF on Development's Building Allocation = \$34,920,640)</i> |    |               |

Derivation of the actual Net TDC of the proposed Development:

|                                                                                                                                         |     |               |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----|---------------|
| Total Development Costs (Line G., column 3).....                                                                                        | \$  | 33,483,272.00 |
| Less Acq. Cost of Existing Dev. (excluding land) - Existing Building(s).....                                                            | \$  | -             |
| Less Land Acquisition Costs (Line F., column 3).....                                                                                    | \$  | 3,000,000.00  |
| Less Demolition and Relocation Costs, if applicable.....                                                                                | \$  | -             |
| Less Commercial/Retail Space Costs, if applicable.....                                                                                  | \$  | -             |
| Less Construction Feature Costs, if applicable.....                                                                                     |     |               |
| Less Operating Deficit Reserves (Line E., column 3).....                                                                                | \$  | 262,500.00    |
| Actual Net TDC of the proposed Development.....                                                                                         | \$  | 30,220,772.00 |
| Is the proposed Development's actual Net TDC equal to or less than<br>the Development's Maximum TDC Component provided in the RFA?..... | Yes |               |

# EXHIBIT G

# Attachment 11

EXHIBIT G



August 5, 2026

Robert G. Hoskins  
Magnolia Place Housing Partners, LP  
c/o The NuRock Companies  
800 North Point Pkwy, Suite 125  
Alpharetta, GA 30005

**Re: Project: Residences at Magnolia Place**  
**Location: Lakeland, Polk County, FL**  
**Applicant: Magnolia Place Housing Partners, LP, a Florida limited partnership**  
**By: Magnolia Place HP GP, LLC**

Dear Robert:

I am pleased to provide you with PNC Bank's (the "Lender") proposal to provide a \$20,712,770 Bridge Loan and \$5,200,000 Construction Loan (the "Credit Facility") for Residences at Magnolia Place, a 75-unit new construction affordable housing development located in Lakeland, Polk County, FL, subject to the following terms and conditions:

|                 |                                                                                                                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Borrower        | Magnolia Place Housing Partners, LP, a Florida limited partnership (the "Borrower").                                                                                                                       |
| Guarantor(s)    | Guarantees of completion and repayment during the development period shall be provided by persons or entities acceptable to the Lender. The developer shall provide a guarantee of lien free construction. |
| Credit Facility | Bridge Loan: \$20,712,770<br>Construction Loan: \$5,200,000 (combined \$25,912,770)                                                                                                                        |
| Term of Loan    | The Bridge Loan period will be sixty (60) months.<br><br>The Construction Loan period will be twenty-four (24) months.                                                                                     |

|                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |       |                    |       |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------|--------------------|-------|
| Interest Rates/<br>Rate Lock                       | <p>Bridge Loan: Approximately 285 basis points over the 1-month SOFR. As of the date of this letter, the rate is estimated to be 6.85%.</p> <p>Construction Loan: Approximately 335 basis points over the 1-month SOFR. As of the date of this letter, the rate is estimated to be 7.35%.</p>                                                                                                                                                                                                                                                                                                                                                                                      |              |       |                    |       |
| Commitment Fees<br>(Paid at Closing)               | <table><tr><td>Bridge Loan:</td><td>0.50%</td></tr><tr><td>Construction Loan:</td><td>1.00%</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Bridge Loan: | 0.50% | Construction Loan: | 1.00% |
| Bridge Loan:                                       | 0.50%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |       |                    |       |
| Construction Loan:                                 | 1.00%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |       |                    |       |
| Collateral                                         | <p>The Bridge Loan and Construction Loan shall be secured by a Funding Agreement providing for a date certain repayment of the Bridge Loan and an assignment of capital contributions from the investment limited partner. In addition to the Funding Agreement, the Bridge Loan shall be secured by: a) a second priority perfected assignment of the construction contract, subcontracts, architectural agreements, plans and specifications, permits and all other construction-related documents (b) a second priority perfected security interest in all other assets of the Borrower related to the Project, (c) an assignment of partnership interests in the borrower.</p> |              |       |                    |       |
| Environmental<br>Indemnity                         | <p>The Borrower, Guarantor and other persons or entities specified by Lender shall indemnify and hold the Lender harmless from all liability and costs relating to the environmental condition of the Project and the presence thereon of hazardous materials.</p>                                                                                                                                                                                                                                                                                                                                                                                                                 |              |       |                    |       |
| Representation<br>Warranties, and<br>Documentation | <p>Standard representations and warranties, terms and conditions, and loan documents as are typical in this type of financing as may be required by Lender. Borrower will make usual representations and warranties as of the Construction Loan closing and in connection with each advance including, but not limited to, corporate existence, compliance with laws, enforceability, true title to properties, environmental protection, no material litigation, ERISA compliance, insurance, absence of default and absence of material adverse change, and availability of low income housing tax credits.</p>                                                                  |              |       |                    |       |
| Closing                                            | <p>Lender's obligation to close the Credit Facilities is subject to the Lender's receipt of all necessary fees and closing costs and review of the following reports and information, all of which are to be in form and substance satisfactory to Lender and which shall be provided no later than ninety (90) days from the date the tax credits are reserved or allocated: plans and specifications and construction</p>                                                                                                                                                                                                                                                        |              |       |                    |       |

contract (providing for payment and performance bonds as may be required by Lender) approved by Lender's inspecting architect; final budget demonstrating adequate funds to develop the Project from sources acceptable to Lender; Phase I environmental report; title insurance; survey; zoning; permits; opinions of counsel; evidence of reservation or allocation of tax credits; market study demonstrating feasibility satisfactory to Lender; financial statements of, and other information relating to the business activities of, sponsor, developer, guarantors and any principal with a material financial ownership interest in the Project or the foregoing parties, (collectively the "Development Parties"), which is satisfactory to Lender; satisfactory progress and performance of other projects developed by the Development Parties and absence of prior default by any of the Development Parties with respect to any credit or equity facility provided by Lender; and such other information which Lender may require or which are customary in similar transactions.

Expiration

This firm Proposal shall expire automatically the earlier of July 31, 2027 or when the Borrower is informed that it did not receive an allocation of tax credits, unless extended in writing by Lender.

Lender's obligation to provide the requested financing is expressly conditioned on the fact that no information submitted to Lender in connection with the Credit Facilities shall prove to be false or misleading in any material respect, and that no bankruptcy, insolvency, receivership, or any other debtor's relief proceedings shall be commenced by or against the Borrower.

Thank you for the opportunity to be of service to you. Should you have any questions, please do not hesitate to contact me.

Sincerely,

**PNC BANK, N.A.**

By:   
Phillip Mullins, Vice President



AGENCY FINANCE

August 5, 2026

**Robert G. Hoskins**  
Magnolia Place Housing Partners, LP  
c/o The NuRock Companies  
800 North Point Pkwy, Suite 125  
Alpharetta, GA 30005

**RE: Freddie Mac 9% LIHTC Forward Funding New Construction Financing**  
Residences at Magnolia Place  
Borrower: Magnolia Place Housing Partners, LP  
Lakeland, Polk County - 75 Units

Dear Mr. Hoskins,

PNC Bank, National Association ("PNC") hereby advises you that preliminary project analysis has been completed and reviewed for the referenced multifamily housing project. PNC has completed the analysis required to qualify the project under Freddie Mac's Optigo Targeted Affordable Housing<sup>SM</sup> model. In performing this analysis, we have reviewed the following information that you have provided to us: preliminary project cost estimates and project sources and uses of funds, operating budgets, scope of work, construction timing and potential sources of funds to determine our final figures for an eventual Freddie Mac submission. Our decision to move forward with the transaction is based upon the representations and materials supplied by you and/or your representatives.

The pro forma was prepared by The NuRock Companies for the Residences at Magnolia Place project located in Lakeland, Polk County, FL. The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on PNC's current underwriting parameters and consistent with the loan terms indicated in the term sheet and is preliminarily considered feasible, pending further diligence review. The debt service for each year maintains no less than a 1.15x debt coverage ratio. These projections, which indicate that the Development is expected to be feasible for fifteen years, are made based on the preliminary information provided by the borrower to this point and are subject to PNC and Freddie Mac guidelines and due diligence review.

Additionally, we have performed a preliminary review of the credit worthiness of The NuRock Companies and its Principals. At this time, PNC has no reservations with the Development Owner or any of the Principals. We anticipate no additional guarantors or financial strength will be needed to facilitate a loan to this borrower, other than those requirements disclosed herein.

The availability of the Freddie Mac Loan shall be expressly conditioned upon borrower's ability to provide satisfactory compliance with the following requirements to PNC, Freddie Mac and their counsel.

Freddie Mac Forward Commitment loan will be provided at the lesser of up to 90% loan to value and up to a minimum 1.15x DSCR based on underwritten NOI. This Freddie Mac loan is intended for use with the 9% Low Income Housing Tax Credit program. PNC will provide the borrower an opportunity to adjust the mortgage, assuming it is supported by the underwriting, should they require a greater mortgage than the mortgage currently listed above. The final maximum loan amount will be determined by Freddie Mac approval.

|                                  |                                                                                                                                                                                                                                                                                                                      |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Forward Commitment</b></p> | <p>The Forward Commitment term is 24 months. The cost of the first 6-month extension shall be an 80 basis point up front charge. The cost of the second 6-month extension shall be an 110 basis point up front charge. The Borrower is responsible for all fees and costs associated with any such extension(s).</p> |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                   |                                                                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Prepayment</b> | Freddie Mac shall be entitled to a yield maintenance termination fee in the event that the loan is terminated prior to 14.5 years following the permanent loan closing. The prepayment penalty is 1% thereafter, and the loan is prepayable at par the last 90 days of the loan. |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Borrower** Single asset entity acceptable in all respects to PNC and Freddie Mac in their sole discretion.

**Personal Recourse** PNC and Freddie Mac will typically not require Borrower recourse liability except upon the occurrence of certain events specified in the Mortgage Note executed by the Borrower. However, at PNC's and Freddie Mac's discretion, additional Borrower recourse liability or third-party guaranties may be required. Typical recourse "carve-outs" are as follows:

- 1) Fraudulent acts committed by the borrower during the course of the loan.
- 2) The borrower willfully and knowingly disposing of toxic substances on the site.
- 3) Bankruptcy action on behalf of the general partners.

Final loan approval will be subject to the ability of Borrower, and its principals, if necessary, to satisfy any financial and other credit requirements necessary to comply with any guaranties that will be required for a Freddie Mac permanent mortgage as required by PNC, Freddie Mac, and their counsel.

**Collateral** Secured by a first Mortgage lien on the fee simple estate underlying the Property and all improvements thereon, together with an Assignment of Lease and Rents and a Security Interest in all appropriate personal property.

**Land Lease** Any land lease affecting the Property must meet with PNC and Freddie Mac's approval per the requirements of the Freddie Mac 9% LIHTC Forward program.

**Subordinate Financing** The subordinate lender must be willing to enter into a subordination agreement approved by PNC and Freddie Mac.

Recorded "Soft" subordinate debt is permitted under the Freddie Mac structure for both public/governmental and private sources. Any payment

of debt service on Soft subordinate debt may not, in the aggregate, exceed 75% of cash flow after the payment of operating expenses, replacement reserve contributions, and other required reserve contributions. The subordinate debt must not come due until after the maturity of the Freddie Mac loan, unless otherwise agreed to by PNC and Freddie Mac.

Recorded "Hard" subordinate financing is permitted for debt owed to public, governmental or quasi-governmental sources or to private, institutional lenders. The combined loan to value may not be greater than 90% and the combined debt coverage ratio may not exceed 1.10x. The subordinate financing must fully amortize or must balloon after the maturity of the senior debt. The subordinate debt must have either a fixed interest rate for the full term or an adjustable interest rate with a rate cap. The subordinate hard debt when combined with the senior debt, must pass Freddie Mac's refinance test. The subordinate debt must not come due until after the maturity of the Freddie Mac loan, unless otherwise agreed to by PNC and Freddie Mac.

**Escrows and Reserves**

PNC and Freddie Mac will require that Borrower make monthly escrow deposits for all real property taxes, required property insurance, and replacement reserves. The tax and insurance escrows shall be maintained by PNC. PNC and Freddie Mac will require the funding of an annual replacement reserve escrow subject to loan underwriting and property inspections by third parties in their sole discretion (minimum \$250/unit/year).

**Freddie Mac Conversion Assurance Fee:**

Should Lender issue a Forward Commitment to make the Loan, Lender will require a 5.00% Conversion Assurance Fee (CAF) payable in the form of a note secured by a mortgage on the property based on the final loan amount.

**Third Party Reports**

Borrower will be responsible for the cost of obtaining third party seismic, architectural, engineering, environmental and appraisal reports for the Property.

The financing of the referenced project is subject to the completion of final underwriting by PNC following the receipt of all third-party reports identified above, as well as any other underwriting due diligence requested, Freddie Mac issuance of a commitment to purchase the mortgage loan, the satisfaction of any conditions required by the Freddie Mac Commitment, approval of PNC's credit committee and PNC's issuance of a Loan Commitment. This agreement shall be deemed to be made in and governed by the laws of the State of California.

Borrower shall indemnify and hold harmless PNC, or its assigns, and each of its officers, directors, employees, and agents from and against any and all out-of-pocket losses, damages, liabilities, costs, expenses, and counsel fees incurred by PNC as a result of (I) the assertion of any claim made in connection with the issuance by PNC, the Mortgage Loan, Freddie Mac's involvement in the financing, provided that such claim is based upon or arises from out of or as a consequence of any act, event, circumstance or omission of or is caused by or is within the control or direction of, Borrower or its Principals or officers or employees or (II) any fraud or material misrepresentation by Borrower or Principal of the Borrower in connection with the credit enhancement.

*Important Information About Procedures for Obtaining a New Loan from PNC:*

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who establishes a formal relationship with such institution.

*What this means for you:*

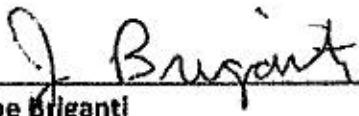
When you apply for a loan with PNC, we will ask you your name, address, date of birth (for individuals) and other pertinent information that will allow us to identify you. We may also ask to see your driver's license (for individuals), organizational documents (for business entities) or other identifying information.

**Additional Information and Disclosures:**

See "Loan Application Disclosure" attached hereto.

If the above arrangement is acceptable to you, please sign and return one copy of this letter agreement and keep one for your records. Should you have any questions, please do not hesitate to call. We look forward to working with you on this and future partnerships.

PNC Bank, National Association

  
\_\_\_\_\_  
**Joe Briganti**  
Senior Vice President

Agreed to and accepted:  
Magnolia Place Housing Partners, LP  
by: Magnolia Place HP GP, LLC, its  
APPLICANT: general partner

By:                     / (Company)                     (Signature)

Name: Robert Hoskins (Printed Name)

Title: manager

Date: 8/05/2026

## LOAN APPLICATION DISCLOSURE



This document contains important information about your rights, and disclosures to which you are entitled, pursuant to certain statutory and regulatory requirements. Consent you provide for further consideration of this application is also included. Please read and retain a copy for your records.

**USA Patriot Act Notice:** To help the U.S. government fight the funding of terrorism and Money Laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person that opens an account. What this means: when a Borrower opens an account, the Bank will ask for the business name, business address, taxpayer identifying number and other information that will allow the Bank to identify the Borrower, such as organizational documents. For some businesses and organizations, the Bank may also need to ask for identifying information and documentation relating to certain individuals associated with the business or organization, including the individuals name, address, date of birth and other information that will help the Bank identify such person. The Bank may also ask to see such person's driver's license or other official documents to identify such person.

**Online Notice to Borrower/Appraisal:** You are entitled to receive a copy of each written appraisal and valuation developed in connection with an application for credit to be secured by a first lien on a 1-4 family residential dwelling at least three (3) business days prior to your closing date. We will make every effort to deliver a copy at least three (3) business days prior to your closing date, however, in the unlikely event that we experience a delay in the delivery your closing may be postponed. By providing your e-mail address to PNC, you agree to the electronic delivery of appraisals and valuations. If you prefer copies in written form, contact PNC at: 855-201-1604.

**Important information about phone calls, texts, prerecorded and email messages:** By providing telephone number(s) to PNC, its affiliates or designees now or at any later time you authorize PNC and/or its affiliates and designees to contact you regarding your account(s) with PNC or its affiliates whether such accounts are your individual accounts or business accounts for which you are a contact at such numbers using any means, including but not limited to placing calls using an automated dialing system to cell phone or VoIP numbers or leaving prerecorded messages or sending text messages even if charges may be incurred for the calls or text messages. Any phone call with us may be monitored or recorded by us for quality control and training purposes.

**Email Communication:** By providing your email address, you consent and agree to receive electronic mail from PNC, its affiliates and designees.

**Consumer Credit Reports:** By submitting an application for credit, you, alone and on behalf of all co-applicants and guarantors for whom you have permission to apply for products and services, hereby request and authorize PNC or its designees (and any assignee or potential assignee) to obtain personal credit profiles from one or more national credit bureaus. You, alone and on behalf of all co-applicants and guarantors for whom you have permission to apply for products and services, further request and authorize PNC to disclose information including personal information, to such national credit bureaus, for the purposes described herein. This request and authorization extends to obtaining a credit profile(s) in (i) considering this application, (ii) assessing creditworthiness and (iii) considering extensions of credit on an ongoing basis, for the purposes of (a) update, renewal, modification or extension of such credit or additional credit, (b) reviewing, administering or collecting the resulting account and (c) reporting repayment and satisfaction of such credit obligations. The execution of definitive loan documents, by you or by any co-applicant or guarantor, for whom you have permission to apply for products and services, shall ratify and confirm the requests and authorizations set forth herein. If you are a New York resident we are informing you that upon request, you will be informed whether or not a consumer report was requested, and if it was, of the name and address of the consumer reporting agency that furnished the report.

**Income:** When applying for credit, you are not required to disclose alimony, child support or separate maintenance payments if you do not wish to have it considered as a basis for repaying your loan obligation.

**Notice for Denial:** If you have applied for credit and your request is denied you have the right to a written statement of the specific reasons for denial. To obtain the statement please write to [Business Loan Services, MS: F6-F266-04-G, Attn: Portfolio Processing Team, 8800 Tinicum Boulevard, Philadelphia PA 19153] [Relationship Support Team, MS: Z1-YB42-01-5, 1 Financial Parkway, Kalamazoo, MI 49009] or call 1-877-287-2654, within 60 days from the date you are notified of our decision. We will send you a written statement of

reasons for denial within 30 days of receiving your request for the statement.

**ECOA Notice:** The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract), because all or part of the applicant's income derives from any public assistance program, or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is: Bureau of Consumer Financial Protection, 1700 G Street NW, Washington, DC 20006.

**Other:** Bank does not lend to businesses engaged in certain types of activities and is not obligated to grant credit, or may offer a lower limit.

**Business Purpose Affirmation:** You certify that all loan proceeds will be used for business purposes.

**State Specific Disclosures:**

**Notice to Ohio Residents:** The Ohio laws against discrimination require that all creditors make credit equally available to all creditworthy customers, and that reporting agencies maintain credit histories on each individual upon request. The Ohio Civil Rights Commission administers compliance with this law.

**Notice to New Jersey Residents:** Under New Jersey law we are required to give you the following notification if we make a loan offer to be secured, in whole or in part, by real property located in New Jersey: "The interests of the borrower and lender are or may be different and may conflict, and the lender's attorney represents only the lender and not the borrower. The borrower is, therefore, advised to employ an attorney of the borrower's choice, licensed to practice law in the State of New Jersey to represent the interests of the borrower."

**Notice to Wisconsin Residents:** No provision of a marital property agreement, a unilateral statement under Wisconsin Statutes s.766.59 or a court decree under Wisconsin Statutes s. 766.70 adversely affects the interest of the creditor unless the creditor, prior to the time the credit is granted, is furnished a copy of the agreement, statement or decree or has actual knowledge of the adverse provision when the obligation to the creditor is incurred.

**Notice to Vermont Residents:** The submission of your loan application constitutes your consent for the lender to obtain credit reports in connection with this application, for the purpose of reviewing the account, increasing the credit limit on the account, taking collection action on the account, or for any other legitimate purposes associated with the account.

## PRIVACY NOTICE TO CALIFORNIA RESIDENTS

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**Last Updated:** January 1, 2024

**Effective Date:** January 1, 2024

**Changes to Our California Privacy Notice**

PNC will update this notice in response to changing legal, technology, or business developments. We will post the most up-to-date notice on [pnc.com/privacy](https://pnc.com/privacy). You can see when the notice was last updated by checking the "last updated" date displayed at the top. For questions, please contact PNC as noted below.

The California Consumer Privacy Act (CCPA) and the regulations promulgated thereto, each as amended, including pursuant to the California Privacy Rights Act of 2020 (CPRA) requires us to notify California residents (unless an exemption applies) of the categories of personal information we collect about them, with reference to the categories set forth under the CCPA, and the purposes for which we will use such categories of personal information.

**Categories of Personal Information Collected:** The relevant categories of personal information PNC may collect about California residents includes:

- **Identifiers:** such as real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol (IP) address, email address, account name, Social Security Number, driver's license number, passport number, or other similar identifiers.

- **Customer records:** such as paper and electronic customer records containing personal information, such as name, signature, Social Security Number, physical characteristics or description, etc.
- **Protected classifications under California or federal law:** such as age, race, color, ancestry, national origin, citizenship or immigration status, religion or creed, marital status, sex (including gender identity or expression, sexual orientation), medical condition, veteran or military status, physical or mental disability, etc.
- **Commercial information:** such as records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.
- **Biometric information:** such as genetic, biological characteristics, etc. such as, fingerprints.
- **Internet or other electronic network activity information:** such as browsing history, search history, website interaction, etc.
- **Geolocation data:** such as precise physical location or movements within 1850 feet.
- **Sensory data:** such as audio, electronic, visual, thermal, olfactory, or similar information.
- **Employment information:** such as current or past job history or performance evaluations.
- **Education Information:** Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)). This category of PII is not collected by PNC.
- **Profiles or inferences:** such as profiles reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.
- **Sensitive Personal Information:** Personal information that reveals a consumer's social security, driver's license, state identification card, or passport number; account log-in, financial account, debit card, or credit card number in combination with any required security or access code, password, or credentials allowing access to an account; precise geolocation; racial or ethnic origin, religious or philosophical beliefs, or union membership; contents of a consumer's mail, email, and text messages unless the business is the intended recipient of the communication; or genetic data.

**Purposes of Collection, Use, and Disclosure:** We may collect, use, and disclose the above categories of personal information as follows:

- To provide the services for which the information was provided, including to maintain and administer any accounts you open with us and to process transactions and payments.
- For authentication, identity verification, and fraud prevention and detection.
- To process and respond to or address your questions and investigate and resolve any issues.
- To personalize your experience using our websites and services.
- To communicate with you, including transactional and account-related information as well as news, updates, and marketing communications.
- To improve and develop products and services and for other research and analytics purposes.
- To respond to authorized regulatory, compliance, and legal process.
- To evaluate or conduct a merger or to sell or transfer some or all of PNC's assets.
- To protect and defend our rights and interests and those of third parties, including in defense of litigation and other claims against us.

**Not covered by this Notice:** This Notice does not address or apply to any of the nonpublic information we collect about consumers, pursuant to the Gramm-Leach-Bliley Act (GLBA) or otherwise subject to an exemption under CPRA Section 1798.145. For information, please review our Privacy Notice.

For more details and information about the personal information we collect and how we collect, use and disclose such personal information (as defined by the CPRA) and your rights regarding such personal information, please call 1-888-PNC-BANK (1-888-762-2265) or visit us at [pnc.com/privacy](https://pnc.com/privacy).

A Spanish version of this document is available at [pnc.com/privacy](https://pnc.com/privacy) as a courtesy to our clients who use Spanish as their primary language. Although PNC has taken every precaution possible to translate the original document correctly, the Spanish translation is only a courtesy to our clients. Please take note that all official documents from PNC will be in English only.

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Member FDIC

# EXHIBIT H

RFA 2026-202 HOUSING CREDIT FINANCING FOR AFFORDABLE HOUSING  
DEVELOPMENTS LOCATED IN BROWARD, DUVAL, HILLSBOROUGH, LEE,

Section 4.A.5  
Proximity, Mandatory Distance, and RECAP

e. Proximity

(1) PHA or RD 515 Proximity Point Boost

(a) Does the proposed Development qualify for the PHA Proximity Point Boost?

No

If "Yes", provide the required letter as Attachment 5.

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

No

If "Yes", provide the required letter as Attachment 10.

\*Subject to verification of other RFA requirements

Points  
awarded for  
Proximity  
Point Boost\*

0.0

(2) Transit Services

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

(a) If the proposed Development will serve the Elderly (Non-ALF) Demographic Commitment, does the Applicant commit to provide Private Transportation?

(The proposed Development does not qualify to select this option.)

Points  
awarded for  
Transit Type

0.0

(a) Other Transit Services

| Service                       | Latitude Coordinates | Longitude Coordinates | Distance* | Points<br>awarded for<br>Transit Type |
|-------------------------------|----------------------|-----------------------|-----------|---------------------------------------|
| Public Bus Stop 1             | 28.568472            | -81.277389            | 0.16      | 4                                     |
| Public Bus Stop 2             | 28.568139            | -81.277361            | 0.15      |                                       |
| Public Bus Stop 3             |                      |                       |           |                                       |
| Public Bus Transfer Stop      |                      |                       |           |                                       |
| Public Bus Rapid Transit Stop |                      |                       |           |                                       |
| Public Rail Station           |                      |                       |           |                                       |

This area intentionally left blank.

(3) Community Services

Up to **three** Community Services may be selected, for a maximum 4 points for each service.

| Service          | Service Name | Service Address                          | Distance* | Points<br>awarded for<br>Community<br>Services |
|------------------|--------------|------------------------------------------|-----------|------------------------------------------------|
| Grocery Store    | Sam's Club   | 7701 E Colonial Dr,<br>Orlando, FL 32807 | 0.57      | 3.0                                            |
| Medical Facility |              |                                          |           |                                                |

RFA 2026-202 HOUSING CREDIT FINANCING FOR AFFORDABLE HOUSING  
DEVELOPMENTS LOCATED IN BROWARD, DUVAL, HILLSBOROUGH, LEE,

|               |                                         |                                                |      |     |
|---------------|-----------------------------------------|------------------------------------------------|------|-----|
| Pharmacy      | ORANGE<br>Sam's Club                    | 7701 E Colonial Dr,<br>Orlando, FL 32807       | 0.57 | 3.0 |
| Public School | Colonial High School<br>Freshman Campus | 7775 Valencia College Ln,<br>Orlando, FL 32825 | 0.98 | 3.0 |

\*Rounded up to the nearest hundredth of a mile. 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).

f. **Racially and Ethnically Concentrated Areas of Poverty (RECAP)**  
Is any part of the proposed Development located in a RECAP designated area?

No

(1) Does the Application qualify for the Development Subcategory of Redevelopment, with or without Acquisition?

(2) The proposed Development qualifies for the Local Government Areas of Opportunity Designation?

No

|                                                                                                                                                                                                                                         |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Florida Housing has reviewed some of the above information through an automated process and has made the determinations below. Items not specifically addressed by these determination statements are not being automatically reviewed. |           |
| Transit Service Points calculated based on the information entered above:                                                                                                                                                               | 4         |
| Community Service Points calculated based on the information entered above:                                                                                                                                                             | 9         |
| PHA or RD Proximity Boost points achieved?                                                                                                                                                                                              | 0         |
| <b>Total Proximity Points calculated based on information entered above:</b>                                                                                                                                                            | <b>13</b> |
| • Does the information provided at question 11 indicate that the Application qualifies for the Local Government Area of Opportunity Designation?                                                                                        | No        |
| • Using the information entered above, does the Application meet the minimum Transit Point Requirement?                                                                                                                                 | Yes       |
| • Using the information entered above, does the Application meet the minimum Proximity Point Requirement?                                                                                                                               | Yes       |
| • Using the information entered above, does the Application meet the Proximity Funding Preference?                                                                                                                                      | Yes       |
| • Total Proximity Points calculated based on information entered above, without the benefit of a PHA Boost:                                                                                                                             | 13        |