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FLORIDA HOUSING
FINANCE CORPORATION

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

PERRINE APARTMENTS, LTD.,

Petitioner,

FHFC Case No.: 2024-049BP

vs.

RFA No.: 2024-203

Application No.: 2025-105C

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

_____ /

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

Petitioner, PERRINE APARTMENTS, LTD. (“Perrine Apartments” or “Petitioner”), files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to section 120.57(3), Florida Statutes, and rules 67-60.009 and 28-110.004, Florida Administrative Code. This petition challenges the eligibility determinations, evaluations, and proposed allocations set forth in the Notice of Intended Decision posted on August 23, 2024 by Respondent, Florida Housing Finance Corporation (“Florida Housing” or “Respondent”), in response to Request for Applications 2024-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County (the “RFA”). In support, Perrine Apartments states:

I. Parties

1. Perrine Apartments is a legally formed entity qualified to do business in Florida. For purposes of this proceeding, Perrine Apartments’ address, telephone number, and email address are those of its undersigned counsel.

2. Perrine Apartments submitted an Application in response to the RFA, seeking an award of Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade

County (“Housing Credits”). Petitioner proposes to build a 100-unit mid rise development in Miami-Dade County.

3. Florida Housing is the agency affected by this Petition. Florida Housing’s address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301. Florida Housing’s file number for Perrine Apartments’ application is 2025-105C.

II. Notice

4. Perrine Apartments received notice of Florida Housing’s intended decision to award funding pursuant to the RFA on August 23, 2024, when Florida Housing’s Board of Directors approved the recommendation of its Review Committee. A copy of the notice posted on the Florida Housing website concerning the Board action is attached as **Exhibit 1**. Though its Application was deemed eligible for funding, Perrine Apartments was not among those selected for a preliminary award based on the sorting and selection criteria in the RFA. For the reasons set forth below, Perrine Apartments contends that its Application should have been selected for funding.

5. Petitioner timely filed a Notice of Intent to Protest, with attachments, on August 28, 2024. A copy of the notice is attached as **Exhibit 2**.

III. Background

6. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of awarding various types of funding for affordable housing in Florida.

7. Florida Housing has the responsibility and authority to establish procedures for allocating and distributing various types of funding for affordable housing. In accordance with that authority, Florida Housing has adopted Chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs. Chapter 67-48 also applies to

this competitive solicitation for Housing Credits. In addition, Chapter 67-53 governs compliance procedures. Applicants seeking an allocation of Housing Credits are required to comply with provisions of the RFA and each of the administrative rule chapters referenced in this paragraph. *See RFA, p. 7 (§ Three F.3).*

8. The RFA was issued on June 18, 2024. There were no amendments. It anticipates the award of an estimated \$9,957,110 of Housing Credits to qualified Applicants that propose affordable, multifamily housing in Miami-Dade County.

9. The RFA sets forth the information that must be submitted by an Applicant and provides a general description of the types of projects that will be eligible for funding. The RFA further outlines a detailed process for selecting developments for an allocation of Housing Credits. *See generally RFA, pp. 7-70.*

10. Applicants are first required to meet certain mandatory eligibility requirements in order to be selected for funding. RFA, pp. 70-72 (§ Five A.1). For example, Applicants must accurately complete a Principals Disclosure Form. RFA, pp. 11-12 (§ Four A.3.c.). Applicants must additionally earn a minimum number of “proximity points” based on the distance between the development and transit services and community services. RFA, pp. 23-27 (§ Four A.5.e.).

11. Applications are further assigned a score. Applicants had the opportunity to earn a maximum of 15 points, as follows:

Point Items	Maximum Points
Submission of Principal Disclosure Form that is either (a) stamped “Approved” at least 14 Calendar Days prior to the Application Deadline; or (b) stamped “Received” by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped “Approved” prior to the Application Deadline	5
Bookmarking Attachments prior to submission	5
Local Government Contribution Points	5
Total Possible Points	15

RFA, p. 73 (§ Five A.2).

12. The RFA next explains the funding goals for the Applications:
 - a. The Corporation has a goal to select one Application that qualifies for the Permit Ready Goal as outlined in Section Four, A.7.c. above.
 - b. The Corporation has a goal to fund one proposed Development that (a) selected the Demographic Commitment of Family at question 2.a. of Exhibit A and (b) qualifies for the Geographic Areas of Opportunity/SADDA Goal as outlined in Section Four A.10.a.(1)(d) of the RFA.
 - c. The Corporation has a goal to fund one proposed Development that selected the Demographic Commitment of Elderly (Non-ALF) at question 2.a. of Exhibit A.
 - d. The Corporation has a goal to fund one proposed Development that qualifies for the Urban Center/MetroRail Station Designation. Preference will be given to Priority 1 Applications with a proposed Development that qualifies for the Tier 1 MetroRail Station Designation or Tier 1 Urban Center Designation.

RFA, p. 73 (§ Five B.1).

13. Because multiple Applicants may achieve the maximum number of points and meet the mandatory eligibility requirements, the RFA also sets forth an Application Sorting Order:

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

- a. 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);
- b. Next, by the Application's Leveraging Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);
- c. 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);

- d. 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);
- e. And finally, by lottery number, resulting in the lowest lottery number receiving preference.

RFA, pp. 73-74 (§ Five B.2).

14. Finally, the RFA outlines the Funding Selection Process for eligible Applicants. It provides as follows:

- a. Goal to fund one Application that qualifies for the Permit Ready Goal

The first Application selected for funding will be the highest ranking eligible Priority 1 Application that qualifies for the Permit Ready Goal.

If there are none, then the first Application selected for funding will be the highest ranking eligible Priority 2 Application that qualifies for the Permit Ready Goal.

Because Applications that qualify for the Permit Ready Goal also qualify for an additional goal stated in b., c., or d., after the Permit Ready Goal is met, the second goal that the successful Applicant stated that the Application also qualified for will also be considered met.

- b. Goal to fund one Family Application that qualifies for the Geographic Areas of Opportunity/SADDA Goal

If this goal is not already met with the Application selected to meet the Permit Ready Goal, the next Application selected for funding will be the highest ranking eligible Priority 1 Family Application that qualifies for the Geographic Areas of Opportunity/SADDA Goal.

If there are none, then the first Application selected for funding will be the highest ranking eligible Priority 2 Family Application that qualifies for the Geographic Areas of Opportunity/SADDA Goal.

- c. Goal to fund one Elderly (Non-ALF) Development

If this goal is not already met with the Application selected to meet the Permit Ready Goal, the next Application selected for funding will be the highest ranking eligible Priority 1 Application that qualifies as an Elderly (Non-ALF) Development.

If there are none, then the next Application selected for funding will be the highest ranking eligible Priority 2 Application that qualifies as an Elderly (Non-ALF) Development.

- d. Goal to fund one Application that qualifies for the Urban Center/MetroRail Designation

If this goal is not already met with the Application selected to meet the Permit Ready Goal, the next Application selected for funding will be the highest-ranking eligible Priority 1 Application that qualifies for the Tier 1 MetroRail Designation or Tier 1 Urban Center Designation.* If there are none, then the next Application selected for funding will be the highest ranking eligible Priority 1 Application that qualifies for the Tier 2 MetroRail Designation or Tier 2 Urban Center Designation.* If there are none, then the next Application selected for funding will be the highest ranking eligible Priority 2 Application that qualifies for the Tier 1 MetroRail Designation or Tier 1 Urban Center Designation.* If there are none, then the next Application selected for funding will be the highest ranking eligible Priority 2 Application that qualifies for the Tier 1 MetroRail Designation or Tier 2 Urban Center Designation.*

*If this Application cannot be fully funded, it will be entitled to receive a Binding Commitment for the unfunded balance.

- d. (sic) Remaining Funding

If funding remains after selecting the Applications as outlined above, or if funding remains because there are not eligible Applications that can be funded as outlined above, then no further Applications will be considered for funding and any remaining funding will be distributed as approved by the Board.

RFA, pp. 74-75 (§ Five B.4).

15. The Review Committee met on August 7, 2024 to score the Applications and select Applicants for funding. The Review Committee determined that all Applicants, including Perrine Apartments, were eligible for funding. *See Exhibit 3* (RFA 2024-203 Application Scores).

16. The Review Committee also used the Funding Selection process to identify the highest-ranking Priority 1 Application that qualified for each of the Four Goals outlined in the RFA. Specifically, the Review Committee recommended the following:

- a. Permit Ready Goal: The Committee found that no Applicant qualified for this Goal;

- b. Geographic Areas of Opportunity/SADDA Goal: The Committee determined that Richman Apogean, LLC was the highest-ranked Priority 1 Application that satisfied this Goal for its proposed development named Apogean Apartments;
- c. Elderly (Non-ALF) Development Goal: The Committee determined that Notre Communauté, LLC (“Notre Communauté”) was the highest-ranked Priority 1 Application that satisfied this Goal for its proposed development named Notre Communauté; and
- d. Urban Center/MetroRail Designation Goal: The Committee determined that Earlington Court LLC was the highest-ranked Priority I Application that satisfied this Goal for its proposed development named Earlington Court.

17. Sage Pointe, LLC (“Sage Pointe”) was found to be the second highest-ranked Priority 1 Applicant that met the Elderly (Non-ALF) Goal and proposed a development named Sage Pointe. Perrine Apartments, Ltd. was ranked third in line for this goal for its development named Perrine Village I.

18. The Board approved the Committee’s recommendations at its meeting on August 23, 2024. *See Ex. 1.*

IV. Substantial Interests Affected

19. Perrine Apartments’ substantial interests are affected because Notre Communauté is not eligible for funding, and Sage Pointe was erroneously designated as the second highest-ranked Applicant that satisfied the Elderly (Non-ALF) funding goal. If Florida Housing had correctly determined that Notre Communauté was ineligible and that Sage Pointe was improperly ranked, Perrine Apartments would have been selected for an allocation of Housing Credits.

V. **Errors in the Preliminary Awards and Determination of Eligibility:**

Notre Communauté

A. **Notre Communauté is Ineligible Because it Failed to Disclose All Principals.**

20. To be eligible for funding, an Applicant must provide a “Principals for Applicant and Developer(s) Disclosure Form” that “meets requirements.” RFA, pp. 70-71 (§ Five A.1) (emphasis added). Those requirements are set out in Section Four of the RFA:

To meet eligibility requirements, the Principals Disclosure Form must identify, pursuant to subsections 67-48.002(94), 67-48.0075(8) and 67-48.0075(9), F.A.C., the Principals of the Applicant and Developer(s) as of the Application Deadline. A Principals Disclosure Form should not include, for any organizational structure, any type of entity that is not specifically included in the Rule definition of Principals. Per subsection 67-48.002(94), F.A.C., any Principal other than a natural person must be a legally formed entity as of the Application deadline.

For Housing Credits, the investor limited partner of an Applicant limited partnership or the investor member of an Applicant limited liability company (or a placeholder for the investor) must be identified on the Principal[s] Disclosure Form.

RFA, p. 12 (§ Four A.3.c.(1)) (emphasis added).

21. The definition of “Principal” in rule 67-48.002 provides:

(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.

Fla. Admin. Code R. 67-48.002(94) (emphasis added).

22. Rule 67-48.0075 further states:

(8) Unless otherwise stated in a competitive solicitation, disclosure of the Principals of the Applicant must comply with the following:

(a) **The Applicant must disclose all of the Principals of the Applicant (first principal disclosure level).** For Applicants seeking Housing Credits, the Housing Credit Syndicator/Housing Credit investor need only be disclosed at the first principal disclosure level and no other disclosure is required;

(b) **The Applicant must disclose all of the Principals of all the entities identified in paragraph (a) above (second principal disclosure level);**

(c) The Applicant must disclose all of the Principals of all of the entities identified in paragraph (b) above (third principal disclosure level). Unless the entity is a trust or a non-profit ... all of the Principals must be natural persons ...; and

(d) If any of the entities identified in (c) above are a trust or a non-profit, the Applicant must disclose all of the Principals of the trust or a non-profit (fourth principal disclosure level), all of whom must be natural persons.

(9) Unless otherwise stated in a competitive solicitation, disclosure of the Principals of each Developer must comply with the following:

(a) The Applicant must disclose all of the Principals of the Developer (first principal disclosure level); and

(b) The Applicant must disclose all of the Principals of all the entities identified in paragraph (a) above (second principal disclosure level).

Fla. Admin. Code R. 67-48.0075(8)-(9) (emphasis added).

23. Notre Communauté is ineligible for funding because it failed to accurately complete the Second Principal Disclosure Level for the Applicant, as mandated by the RFA and rule 67-48.0075(8). See **Exhibit 4** (Notre Communauté's Principals Disclosure for the Applicant).

24. In its Principals Disclosure for the Applicant, Notre Communauté identified Notre Communauté, LLC as the name of the Applicant entity. *Id.* In the First Principal Disclosure Level,

three principals for Notre Communauté, LLC were properly identified: one Non-Investor Member, one Manager, and one Investor Member, including Carrfour Supportive Housing, Inc.

25. However, in the Second Principal Disclosure Level, Notre Communauté failed to name the Manager of the disclosed Limited Liability Company. Specifically, Carrfour Supportive Housing, Inc. (“Carrfour”), a non-profit corporation, is listed as the Sole Member of C4 Notre Communauté, LLC (“C4 Notre”). No manager was listed.

26. Pursuant to rule 67-48.0075(8), the Applicant made an insufficient disclosure because the definition of principal includes “**each manager** and each member” of a “limited liability company.” *See also* Fla. Admin. Code R. 67-60.006(1) (“The failure of an Applicant to supply required information in connection with any competitive solicitation pursuant to this rule chapter shall be grounds for a determination of nonresponsiveness”).

27. Florida Housing offers guidance to assist Applicants in providing the required disclosures. *See Exhibit 5* (Florida Housing’s Continuous Advance Review Process for Disclosure of Applicant and Developer Principals (rev 6-28-23)). Florida Housing’s guidance plainly states that the Applicant must complete two steps when identifying the principals of a limited liability company: (1) “List the name of each Member and label each as Member”; and (2) “**List the name of each Manager and label each Manager.**” *Id.* at p. 7 (emphasis added). Because it did not list or label any manager for Notre Communauté, LLC, Notre Communauté failed both requirements.

28. At best, Florida Housing was left to assume that Carrfour is the Manager of C4 Notre. *See Exhibit 6* (Florida Housing’s Principal Disclosure Form Guidance as amended 06-23) (“If the Applicant or the Principal of the Applicant is identified as a Limited Liability Company, a manager-type entity must be identified (unless the Principal is identified as a Sole Member, which is a menu option in the Second and Third Principal Disclosure Levels and will assume to be the

managing entity).”). However, in Attachment 6 of Notre Communauté’s Application, Stephanie Berman is identified as the “Manager” of C4 Notre. See **Exhibit 7**. Similarly, the 2022, 2023, and 2024 Annual Reports filed with the Secretary of State for C4 Notre indicate that Stephanie Berman is the Manager. See **Exhibit 8**. Clearly, a manager disclosure is missing from the Principals Disclosure Form.

29. Moreover, the Applicant failed to identify all the Board of Directors for Carrfour on the Principals Disclosure form for the Applicant and Developer Principals. Pursuant to Carrfour’s website, the following Directors were not included on the form: Jacolbia McGinnis, Linda Quick, and Gilbert Phillips. Of note, Dawinna Linder, who is listed on the Principals Disclosure, is not listed on Carrfour’s website. See **Exhibit 9**. These multiple errors constitute a complete failure to meet the requirements of the RFA. *Blue Broadway, LLC, v. Fla. Hous. Fin. Corp.*, No. 17-3273, ¶ 50 (Fla. DOAH Aug. 29, 2017), No. 2017-032BP (Fla. Hous. Fin. Corp. Sept. 22, 2017) (the failure to identify all officers, directors, and shareholders for a developer entity rendered the initial eligibility determination as erroneous).

30. These errors require Notre Communauté to be deemed ineligible for an allocation of Housing Credits. RFA, p. 70 (§ Five A.1.); *HTG Village View, LLC v. Marquis Partners, Ltd. and Fla. Hous. Fin. Corp.*, No. 18-2156BID (Fla. DOAH July 27, 2018), ¶¶ 49-53, adopted in pertinent part, No. 2018-017BP (Fla. Hous. Fin. Corp. Sept. 14, 2018); *MJHS S. Parcel, Ltd. v. Fla. Hous. Fin. Corp.*, No. 23-0903BID (Fla. DOAH May 31, 2023), No. 23-007BP (Fla. Hous. Fin. Corp. July 21, 2023); compare **Exhibit 10** (Formal Written Protest and Petition for Administrative Hearing filed in *HTG Astoria, Ltd. v. Fla. Hous. Fin. Corp.*, DOAH No. 21-0725) (alleging that an applicant granted funding had disclosed only the “sole member” of an LLC and had neglected to name the manager in its principal disclosure form) with **Exhibit 11** (Stipulation

for Entry of Findings of Fact and Recommended Order in Favor of Petition filed in *HTG Astoria, Ltd. v. Fla. Hous. Fin. Corp.*, DOAH No. 21-0725) (recognizing Florida Housing’s agreement that applicant was ineligible for funding).

Sage Pointe

A. Sage Pointe Failed to Qualify for the Proximity Funding Preference.

31. The RFA allows Applicants to earn “proximity points.” RFA, pp. 23-27 (§ Four A.5.e.). Proximity points are based on the distance between the proposed development and transit services and community services. *Id.* Community services eligible for proximity points include grocery stores, medical facilities, pharmacies, and public schools. RFA, pp. 26-27 (§ Four A.5.e.(3)). Proximity point totals are calculated using the Transit and Community Services Scoring Charts, which identify the number of points an Applicant receives based on the number of miles between the Development’s Location Point and each type of service. RFA, pp. 111-113 (Exhibit C).

32. Applicants that attain at least 12.5 proximity points qualify for the Proximity Funding Preference. RFA, p. 23 (§ Four A.5.e.). This improves an Applicant’s chances of receiving funding, since the Application Sorting Order requires Applicants that qualify for the preference to be ranked higher than Applicants that do not qualify. RFA, p. 74 (§ Five B.2.c.).

33. In its Application, Sage Pointe claimed 14.5 total proximity points. **Exhibit 12.** Sage Pointe asserts that its proposed development will be .42 miles away from a pharmacy – Medly Pharmacy – located at 2505 NW 54th Street, Miami, FL 33142. *Id.* Sage Pointe stated that it is entitled to 3.5 points for this community service. *Id.*

34. However, as of the Application Deadline, Medly Pharmacy was closed permanently. Google Map imagery of the location appears to reflect that a second pharmacy –

Great Care Pharmacy – is in the old Medly Pharmacy location; however, Great Care Pharmacy is also closed permanently. According to the Florida Board of Pharmacy, there are no pharmacies currently located at the address provided in Sage Pointe’s Application. *See Exhibit 13* (Florida Board of Pharmacy Records); *see also Exhibit 14* (Google Map imagery of closed location). Because the Application identified a pharmacy that was not in business as of the Application Deadline, Sage Pointe must accordingly receive zero proximity points for its claimed community service. *MJHS S. Parcel, Ltd. v. Fla. Hous. Fin. Corp.*, No. 23-0903BID (Fla. DOAH May 31, 2023), No. 23-007BP (Fla. Hous. Fin. Corp. July 21, 2023).

35. After revoking the 3.5 proximity points that Sage Pointe wrongly claimed for a non-existent pharmacy, Sage Pointe is left with only 11 proximity points. This revised total falls below 12.5 points, rendering Sage Pointe ineligible for the Proximity Funding Preference. RFA, p. 23 (§ Four A.5.e.); p. 74 (§ Five B.2.c.).

36. Without the advantage of the Proximity Funding Preference, Sage Pointe is no longer the second highest-ranked Applicant proposing a development for the Elderly (Non-ALF) Goal.

37. In sum, when Notre Communaute is deemed ineligible and Sage Pointe loses its Proximity Funding Preference, Perrine Apartments’ application should be funded.

VI. Disputed Issues of Material Fact and Law

38. Disputed issues of material fact and law include the following:

a. Whether Florida Housing’s Approved Scoring Results are contrary to the agency’s governing statutes, the agency’s rules of policies, or the solicitation specifications;

b. Whether Florida Housing’s Approved Scoring Results are clearly erroneous, contrary to competition, arbitrary, or capricious;

- c. Whether Notre Communauté's Application meets the requirements of the RFA;
- d. Whether Notre Communauté should be deemed ineligible for submitting an inadequate Second Level Principal Disclosure for the Applicant;
- e. Whether Sage Pointe's Application meets the requirements of the RFA;
- f. Whether Sage Pointe can receive any proximity points for Medly Pharmacy;
- g. Whether Sage Pointe has achieved the Proximity Funding Preference;
- h. Whether Florida Housing's proposed award of funding to Notre Communauté is clearly erroneous, arbitrary and capricious, or contrary to competition;
- i. Whether Florida Housing's ranking of Sage Pointe is clearly erroneous, arbitrary and capricious, or contrary to competition.

VII. Statement of Ultimate Facts

39. The ultimate facts alleged are that Notre Communauté is not eligible for funding and Sage Pointe received an incorrect ranking. As a result of this determination, Perrine Apartments should be awarded Housing Credits as the highest-ranked Priority 1 Applicant that satisfies the Elderly (Non-ALF) Goal.

VIII. Right to Amend

40. Petitioner reserves the right to amend this petition if disputed issues of material fact or law become known during the course of discovery in this proceeding.

IX. Statutes and Rules that Entitle Petitioner to Relief

41. Statutes and rules entitling Petitioner to Relief are Part V of chapter 420, Florida Statutes; sections 120.569 and 120.57, Florida Statutes; Chapters 67-48, 67-60, 67-53, and rules 28-106 and 28-110, Florida Administrative Code.

X. Demand for Relief

42. Pursuant to section 120.57(3), Florida Statutes and Florida Administrative Code Rule 28-100.004, Perrine Apartments requests the following relief:

- a. Florida Housing schedule a meeting with Petitioner to discuss resolution of this protest within seven business days, as required by section 120.57(3)(d)1., Florida Statutes;
- b. If the matter cannot be resolved, that Florida Housing refer this petition to the Division of Administrative Hearings for assignment of an Administrative Law Judge (ALJ);
- c. The ALJ enter a Recommended Order holding Notre Communauté ineligible for funding, determining that Sage Pointe was not properly ranked, awarding funding to Perrine Apartments, and inviting Perrine Apartments to the credit underwriting process;
- d. That Florida Housing adopt the Recommended Order of the ALJ as a Final Order.

Respectfully submitted this 6th day of September, 2024.

/s/ Christopher B. Lunny

CHRISTOPHER B. LUNNY (FBN: 0008982)

E-mail: clunny@radeylaw.com

Secondary E-mail: kellis@radeylaw.com

JORDANN L. WILHELM (FBN: 1003182)

E-mail: jwilhelm@radeylaw.com

Secondary E-mail: pwhite@radeylaw.com

Radey Law Firm

301 South Bronough Street, Suite 200

Tallahassee, Florida 32301

Telephone: (850) 425-6654

**COUNSEL FOR PETITIONER,
PERRINE APARTMENTS, LTD.**

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing Formal Written Protest and Petition for Formal Administrative Hearing has been filed by email to the Florida Housing Finance Corporation Clerk at CorporationClerk@floridahousing.org this 6th day of September, 2024.

/s/ Christopher B. Lunny

CHRISTOPHER B. LUNNY

RFA 2024-203 Board Approved Preliminary Awards

Total HC Available for RFA	9,957,110.00
Total HC Allocated	9,740,000.00
Total HC Remaining	217,110.00

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Permit Ready Goal?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Selected Goal	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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One proposed Family Development that qualifies for the Geographic Areas of Opportunity/SADDA Goal

2025-066C	Apogean Apartments	William T Fabbri	The Richman Group of Florida, Inc.	F	89	\$3,350,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	A	Y	Y	1
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One proposed Development that selected the Demographic Commitment of Elderly (Non-ALF)

2025-111C	Notre Communauté	Stephanie Berman	Carrfour Supportive Housing, Inc.	E, Non-ALF	115	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	A	Y	Y	5
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One proposed Development that qualifies for the Urban Center/MetroRail Station Designation

2025-080C	Earlington Court	Lewis V Swezy	RS Development Corp	E, Non-ALF	80	\$2,590,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	A	Y	Y	4
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On August 23, 2024, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

Exhibit 1



PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM
MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

August 28, 2024

RECEIVED

AUG 28 2024 9:00 AM

FLORIDA HOUSING
FINANCE CORPORATION

Via Electronic Filing

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street
Suite 5000
Tallahassee, Florida 32301

Re: Notice of Intent to Protest, RFA 2024-203, Proposed Funding Selections

Dear Corporation Clerk:

Pursuant to section 120.57(3), Florida Statutes, rule chapters 28-106 and 28-110, and rule 67-60.009, Florida Administrative Code, Applicant No. 2025-105C, Perrine Apartments, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation (“FHFC”) Board of Directors on August 23, 2024, concerning Request for Applications 2024-203, Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County.

A copy of the Board’s Approved Preliminary Awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the Board’s Approved Scoring Results, also posted on the FHFC website, is attached as **Exhibit B**. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

Christopher Lunny

Exhibit 2

RFA 2024-203 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Permit Ready Goal?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Selected Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-064C	Gateway at Goulds	Miami-Dade	Matthew A. Rieger	HTG Gateway Developer, LLC	F	112	\$3,799,900	Y	1	N	Y	Y	1	GAO/SADDA	15	Y	NC	\$254,788.38	A	Y	Y	24
2025-065C	Santa Cruz Isles	Miami-Dade	Lewis V Swezy	RS Development Corp	E, Non-ALF	120	\$3,800,000	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$237,808.75	A	Y	Y	41
2025-066C	Apogean Apartments	Miami-Dade	William T Fabbri	The Richman Group of Florida, Inc.	F	89	\$3,350,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$288,621.32	A	Y	Y	1
2025-067C	Kingman Road Apartments	Miami-Dade	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	100	\$3,650,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$274,105.88	A	Y	Y	47
2025-068C	Golden Glades Apartments	Miami-Dade	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	100	\$3,650,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$274,105.88	A	Y	Y	54
2025-069C	Cabana Club Senior	Miami-Dade	Thom Amdur	Cabana Club Senior Developer LLC	E, Non-ALF	100	\$3,800,000	Y	1	N	N	Y	1	Elderly	10	Y	NC	\$291,378.30	A	Y	Y	2
2025-070C	CM Redevelopment Senior	Miami-Dade	Aaron Gornstein	Preservation of Affordable Housing LLC	E, Non-ALF	80	\$2,000,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$191,696.25	A	Y	Y	53
2025-071C	Cannery Row at Redlands Place	Miami-Dade	Steven C. Kirk	Rural Neighborhoods, Incorporated	E, Non-ALF	112	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$254,795.09	A	Y	Y	34
2025-072C	Catalyst at Goulds	Miami-Dade	Oscar Sol	Catalyst at Goulds Dev. LLC	E, Non-ALF	110	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$259,427.73	A	Y	Y	15
2025-073C	Heritage at City Square	Miami-Dade	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	120	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$237,808.75	A	Y	Y	49
2025-074C	551 Fisherman Senior Residences	Miami-Dade	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	E, Non-ALF	76	\$3,000,000	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$296,437.50	B	Y	Y	3
2025-075C	Heritage at Gratigny Park	Miami-Dade	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	125	\$3,800,000	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$228,296.40	A	Y	Y	19
2025-076C	Villa Esperanza II	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC	F	112	\$3,750,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$256,736.05	A	Y	Y	13
2025-077C	Grace Village	Miami-Dade	Jacques F. Saint-Louis	Stone Soup Development, Inc.; Grace Evangelical Baptist Church, Inc.	E, Non-ALF	90	\$2,900,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$241,980.83	A	Y	Y	45
2025-078C	Osprey Landing	Miami-Dade	Michael Ruane	ACRUVA Community Developers, LLC; CORE Osprey Landing Developer, LLC	E, Non-ALF	110	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$259,427.73	A	Y	Y	17
2025-079C	Heritage Village North	Miami-Dade	Kenneth Naylor	Heritage Village North Development, LLC	E, Non-ALF	104	\$3,800,000	Y	1	N	N	Y	1	Urban Center/ MetroRail	15	Y	NC	\$268,617.98	A	Y	Y	40

Exhibit 3

RFA 2024-203 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Permit Ready Goal?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/MetroRail Station Designation?	Tier of Urban Center/MetroRail Station?	Selected Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-080C	Earlington Court	Miami-Dade	Lewis V Swezy	RS Development Corp	E, Non-ALF	80	\$2,590,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$248,246.64	A	Y	Y	4
2025-081C	Metro Grande II	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	\$3,250,000	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$259,645.61	A	Y	Y	30
2025-082C	Residences at 201 Sharazad	Miami-Dade	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	F	99	\$3,800,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$288,253.03	A	Y	Y	28
2025-083C	Ekos at Gladeview Station	Miami-Dade	Christopher L. Shear	MHP Miami IV Developer, LLC; DGP Miami IV Developer, LLC	E, Non-ALF	104	\$3,385,998	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$244,499.99	A	Y	Y	18
2025-084C	Ekos Gladeview	Miami-Dade	Christopher L. Shear	MHP Miami III Developer, LLC; DGP Miami III Developer, LLC	E, Non-ALF	96	\$3,125,536	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$244,499.94	A	Y	Y	32
2025-085C	Cauley Point	Miami-Dade	Matthew A. Rieger	HTG Cauley Developer, LLC	F	114	\$3,799,100	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$255,534.46	A	Y	Y	50
2025-086C	Metro Grande I	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC	F	108	\$3,750,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$260,755.21	A	Y	Y	35
2025-087C	Arbors at Naranja	Miami-Dade	Michael Ruane	ACRUVA Community Developers, LLC ; CORE Miami Dade Developer, LLC	E, Non-ALF	111	\$3,800,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$257,090.54	A	Y	Y	12
2025-088C	Garden House	Miami-Dade	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	F	120	\$3,800,000	Y	1	N	Y	N	N/A	GAO/SADDA	15	Y	NC	\$237,808.75	A	Y	Y	51
2025-089C	Pinnacle at Rockland	Miami-Dade	David O. Deutch	Pinnacle Communities II, LLC	F	113	\$3,800,000	Y	1	N	Y	Y	2	GAO/SADDA	15	Y	NC	\$257,856.90	A	Y	Y	10
2025-090C	Pinnacle at Tropical Square	Miami-Dade	David O. Deutch	Pinnacle Communities, LLC	F	110	\$3,800,000	Y	1	N	Y	Y	2	GAO/SADDA	15	Y	NC	\$259,427.73	A	Y	Y	29
2025-091C	Pinnacle Commons	Miami-Dade	David O. Deutch	Pinnacle Communities II, LLC	F	100	\$3,500,000	Y	1	N	Y	Y	2	GAO/SADDA	15	Y	NC	\$262,841.25	A	Y	Y	44
2025-092C	Enclave Parc	Miami-Dade	Darren Smith	SHAG Enclave Parc Developer, LLC	E, Non-ALF	100	\$3,800,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$265,394.57	A	Y	Y	23
2025-093C	4440 Apartments	Miami-Dade	Charles F Sims	Unified Development LLC; Calston, LLC	E, Non-ALF	88	\$2,952,961	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$251,999.99	A	Y	Y	31
2025-094C	Arbors at Leisure City	Miami-Dade	Daniel F. Acosta	ACRUVA Community Developers, LLC	F	109	\$3,800,000	Y	1	N	Y	Y	2	GAO/SADDA	15	Y	NC	\$261,807.80	A	Y	Y	7
2025-095C	Palm Grove	Miami-Dade	Matthew A. Rieger	HTG Palm Grove Developer, LLC	E, Non-ALF	112	\$3,799,300	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$254,748.15	A	Y	Y	38
2025-096C	Vineyard Villas	Miami-Dade	Marc S. Plonskier	The Gatehouse Group, LLC; Magellan Housing, LLC	E, Non-ALF	97	\$3,100,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$250,368.13	A	Y	Y	21

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Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Permit Ready Goal?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Selected Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-097C	Princeton Garden Apartments	Miami-Dade	Joseph F Chapman, IV	Royal American Properties, LLC; Onyx Housing Group, LLC	F	102	\$3,388,000	Y	1	N	Y	Y	2	GAO/SADDA	10	Y	NC	\$262,570.00	A	Y	Y	26
2025-098C	Edison Towers II	Miami-Dade	Carol Gardner	TEDC Affordable Communities Inc.	E, Non-ALF	96	\$3,400,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$265,970.31	A	Y	Y	48

RFA 2024-203 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Permit Ready Goal?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Urban Center/MetroRail Station Designation?	Tier of Urban Center/MetroRail Station?	Selected Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-099C	Broadway Rising	Miami-Dade	Oscar Sol	Broadway Rising Dev, LLC; SFCLT Broadway Rising Dev, LLC	E, Non-ALF	90	\$3,200,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$267,013.33	A	Y	Y	27
2025-100C	Silver Creek II	Miami-Dade	Oscar Sol	Silver Creek 2 Dev, LLC	E, Non-ALF	90	\$3,290,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$274,523.08	A	Y	Y	14
2025-101C	Quail Roost Station IV	Miami-Dade	Kenneth Naylor	Quail Roost IV Development, LLC	F	100	\$3,800,000	Y	2	N	N	Y	2	Urban Center/MetroRail	10	Y	NC	\$285,370.50	A	Y	Y	25
2025-102C	Villa Valencia	Miami-Dade	Lewis V Swezy	RS Development Corp	E, Non-ALF	120	\$3,800,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$237,808.75	A	Y	Y	42
2025-103C	Mowry Drive Apartments	Miami-Dade	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	F	120	\$3,800,000	Y	1	N	Y	N	N/A	GAO/SADDAs	15	Y	NC	\$242,815.25	A	Y	Y	6
2025-104C	Quail Roost Station III	Miami-Dade	Kenneth Naylor	Quail Roost III Development, LLC	E, Non-ALF	104	\$3,800,000	Y	2	N	N	Y	2	Elderly	15	Y	NC	\$274,394.71	A	Y	Y	20
2025-105C	Perrine Village I	Miami-Dade	Kenneth Naylor	Perrine Development, LLC	E, Non-ALF	100	\$3,800,000	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$270,981.82	A	Y	Y	9
2025-106C	Culmer Place IV	Miami-Dade	Kenneth Naylor	APC Culmer Development IV, LLC	F	96	\$3,800,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$276,452.67	A	Y	Y	36
2025-107C	Moody Village	Miami-Dade	Kenneth Naylor	Moody Village I Development, LLC	F	100	\$3,800,000	Y	2	N	Y	N	N/A	GAO/SADDAs	10	Y	NC	\$279,362.70	A	Y	Y	22
2025-108C	Legacy Station	Miami-Dade	Mario A. Sariol	Legacy Station I Developer, LLC	E, Non-ALF	100	\$3,262,425	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$244,999.96	A	Y	Y	43
2025-109C	Legacy Park	Miami-Dade	Mario A. Sariol	Legacy Park I Developer, LLC	F	115	\$3,710,000	Y	1	N	Y	N	N/A	GAO/SADDAs	15	Y	NC	\$242,271.07	A	Y	Y	11
2025-110C	Legacy Landing	Miami-Dade	Mario A. Sariol	Legacy Landing Developer, LLC	E, Non-ALF	110	\$3,588,667	Y	1	N	N	Y	1	Elderly	15	Y	NC	\$244,999.93	A	Y	Y	52
2025-111C	Notre Communauté	Miami-Dade	Stephanie Berman	Carrfour Supportive Housing, Inc.	E, Non-ALF	115	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$248,148.26	A	Y	Y	5
2025-112C	SoHe Square	Miami-Dade	Darren Smith	SHAG SoHe Square Developer, LLC	F	100	\$3,800,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$265,394.57	A	Y	Y	39
2025-113C	Goulds Apartments	Miami-Dade	Darren Smith	SHAG Goulds Developer, LLC	E, Non-ALF	110	\$3,800,000	Y	1	N	N	Y	1	Urban Center/MetroRail	15	Y	NC	\$246,347.11	A	Y	Y	16
2025-114C	Catherine Flon Estates	Miami-Dade	Nikul A. Inamdar	Catherine Flon Estates Developer, LLC	E, Non-ALF	100	\$3,150,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$236,557.13	A	Y	Y	46
2025-115C	Claude Pepper IV	Miami-Dade	David Burstyn	Redwood CP Developer IV, LLC	E, Non-ALF	120	\$3,800,000	Y	1	N	N	N	N/A	Elderly	15	Y	NC	\$237,808.75	A	Y	Y	33
2025-116C	Residences at 13100 NW 27th Ave	Miami-Dade	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	F	117	\$3,800,000	Y	1	N	N	N	N/A	Urban Center/MetroRail	15	Y	NC	243906.41	A	N	Y	37
2025-117C	Sage Pointe	Miami-Dade	Nikul A. Inamdar	Sage Pointe Developer, LLC	E, Non-ALF	100	\$3,300,000	Y	1	N	N	Y	2	Elderly	15	Y	NC	\$247,821.75	A	Y	Y	8

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On August 23, 2024, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

Principal Disclosures for the Applicant

APPROVED for HOUSING CREDITS
FHFC Advance Review
 Received 12.5.2023; Approved 12.6.2023

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Liability Company

Provide the name of the Applicant Limited Liability Company:

Notre Communauté, LLC

First Principal Disclosure Level:

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

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<u>Non-Investor Member</u>	<u>C4 Notre Communauté, LLC</u>	<u>Limited Liability Company</u>
2.	<u>Manager</u>	<u>C4 Notre Communauté, LLC</u>	<u>Limited Liability Company</u>
3.	<u>Investor Member</u>	<u>Carrfour Supportive Housing, Inc.</u>	<u>Non-Profit Corporation</u>

Second Principal Disclosure Level:

Notre Communauté, LLC

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

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

Second Level Entity #

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

Enter Name of Second Level Principal

Select organizational structure of Second Level Principal identified

<u>1. (C4 Notre Communauté, LLC)</u>	1.A.	<u>Sole Member</u>	<u>Carrfour Supportive Housing, Inc.</u>	<u>Non-Profit Corporation</u>
<u>2. (C4 Notre Communauté, LLC)</u>	2.A.	<u>Sole Member</u>	<u>Carrfour Supportive Housing, Inc.</u>	<u>Non-Profit Corporation</u>

Third Principal Disclosure Level:

Notre Communauté, LLC

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

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

Third Level Entity #

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

Enter Name of Third Level Principal who must be either a Natural Person or a Trust

The organizational structure of Third Level Principal identified Must be either a Natural Person or a Trust

<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(1)	<u>Officer/Director</u>	<u>Kim Abreu</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(2)	<u>Officer/Director</u>	<u>Lianne Acebo Naon</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(3)	<u>Officer/Director</u>	<u>Stephen Danner</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(4)	<u>Officer/Director</u>	<u>Carol Fine</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(5)	<u>Officer/Director</u>	<u>Maria Fletcher</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(6)	<u>Officer/Director</u>	<u>Charles Portland</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(7)	<u>Officer/Director</u>	<u>Donald Moore</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(8)	<u>Officer/Director</u>	<u>Caetano Lopes</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(9)	<u>Officer/Director</u>	<u>Kenneth Morris</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(10)	<u>Officer/Director</u>	<u>Valerie Wheeler</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(11)	<u>Officer/Director</u>	<u>Timothy Martorella</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(12)	<u>Officer/Director</u>	<u>Oscar Parham</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(13)	<u>Officer/Director</u>	<u>Dawinna Linder</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(14)	<u>Officer/Director</u>	<u>Jay Rosen</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(15)	<u>Officer/Director</u>	<u>Sandy Sears</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(16)	<u>Officer/Director</u>	<u>Charles Shearin</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(17)	<u>Officer/Director</u>	<u>Stephen Sonnabend</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(18)	<u>Officer/Director</u>	<u>Andrew Thomas</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(19)	<u>Officer/Director</u>	<u>Charles Ferguson</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(20)	<u>Officer/Director</u>	<u>Jose Vila</u>	<u>Natural Person</u>
<u>1.A. (Carrfour Supportive Housing, Inc)</u>	1.A.(21)	<u>Executive Director</u>	<u>Stephanie Berman</u>	<u>Natural Person</u>
<u>2.A. (Carrfour Supportive Housing, Inc)</u>	2.A.(1)	<u>Officer/Director</u>	<u>Kim Abreu</u>	<u>Natural Person</u>

Principal Disclosures for the Applicant

APPROVED for HOUSING CREDITS
FHFC Advance Review
 Received 12.5.2023; Approved 12.6.2023

2.A. (Carrfour Supportive Housing, Inc	2.A.(2)	Officer/Director	Lianne Acebo Naon	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(3)	Officer/Director	Stephen Danner	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(4)	Officer/Director	Carol Fine	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(5)	Officer/Director	Maria Fletcher	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(6)	Officer/Director	Charles Portland	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(7)	Officer/Director	Donald Moore	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(8)	Officer/Director	Caetano Lopes	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(9)	Officer/Director	Kenneth Morris	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(10)	Officer/Director	Valerie Wheeler	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(11)	Officer/Director	Timothy Martorella	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(12)	Officer/Director	Oscar Parham	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(13)	Officer/Director	Dawinna Linder	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(14)	Officer/Director	Jay Rosen	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(15)	Officer/Director	Sandy Sears	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(16)	Officer/Director	Charles Shearin	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(17)	Officer/Director	Stephen Sonnabend	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(18)	Officer/Director	Andrew Thomas	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(19)	Officer/Director	Charles Ferguson	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(20)	Officer/Director	Jose Vila	Natural Person
2.A. (Carrfour Supportive Housing, Inc	2.A.(21)	Executive Director	Stephanie Berman	Natural Person

Principal Disclosures for the Developer

APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 12.5.2023; Approved 12.6.2023

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Non-Profit Corporation

Provide the name of the Developer Non-Profit Corporation:

Carrfour Supportive Housing, Inc.

First Principal Disclosure Level:

Carrfour Supportive Housing, Inc.

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

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Officer/Director	Kim Abreu	Natural Person
2.	Officer/Director	Lianne Acebo Naon	Natural Person
3.	Officer/Director	Stephen Danner	Natural Person
4.	Officer/Director	Carol Fine	Natural Person
5.	Officer/Director	Maria Fletcher	Natural Person
6.	Officer/Director	Charles Portland	Natural Person
7.	Officer/Director	Donald Moore	Natural Person
8.	Officer/Director	Caetano Lopes	Natural Person
9.	Officer/Director	Kenneth Morris	Natural Person
10.	Officer/Director	Valerie Wheeler	Natural Person
11.	Officer/Director	Timothy Martorella	Natural Person
12.	Officer/Director	Oscar Parham	Natural Person
13.	Officer/Director	Dawinna Linder	Natural Person
14.	Officer/Director	Jay Rosen	Natural Person
15.	Officer/Director	Sandy Sears	Natural Person
16.	Officer/Director	Charles Shearin	Natural Person
17.	Officer/Director	Stephen Sonnabend	Natural Person
18.	Officer/Director	Andrew Thomas	Natural Person
19.	Officer/Director	Charles Ferguson	Natural Person
20.	<Select an option>	Additional Developer disclosure necessary and continued below	<Select an option>
<Select a #>	<Select an option>	First Level disclosure continued for Carrfour Supportive Housing, Inc.	<Select an option>
<Select a #>	Officer/Director	Jose Vila	Natural Person
<Select a #>	Executive Director	Stephanie Berman	Natural Person

FLORIDA HOUSING FINANCE CORPORATION (CORPORATION)

CONTINUOUS ADVANCE REVIEW PROCESS FOR DISCLOSURE OF APPLICANT AND DEVELOPER PRINCIPALS

Applicants responding to the Non-Competitive Application and most of the upcoming RFAs issued by the Corporation will be required to complete the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019), which is available on the Non-Competitive webpage and the webpage for each particular RFA. The Applicant must disclose on the form the Principals of the Applicant and each Developer, as required by the following instructions and the applicable program rule(s) (i.e., Rule Chapter 67-48, F.A.C., and/or Rule Chapter 67-21, F.A.C.).

To assist Applicants in meeting the Principals disclosure requirements, the Corporation offers a courtesy Advance Review Process. Under this process, the Corporation will review the Applicant's completed form and provide feedback. Applicants are not required to participate in the Advance Review Process in order to submit an Application in response to any RFA. This process is provided solely as a courtesy by the Corporation. The Advance Review Process Terms and Conditions are outlined in Item A below. Applicants may complete the form and submit it to the Corporation for review subject to the Disclosure Instructions outlined in Section B below and the Rule definitions outlined in Section C below. Sample charts and examples are provided in Section D below. In addition, the Corporation has provided Frequently Asked Questions (FAQ) on the Non-Competitive Application webpage and the webpage for each particular RFA, which may be updated from time to time.

A. Advance Review Process

The Corporation will review a completed Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019), hereunder referred to as the "Principals Disclosure Form", subject to the following terms and conditions:

1. The Corporation's review of a completed Principals Disclosure Form will be subject to the same review standards as in the Non-Competitive Application or RFA, as applicable.
2. An Applicant may submit its initial Principals Disclosure Form and any corrected Principals Disclosure Form, only in the form of an Excel file, for review to the Corporation by electronic mail (email) to FHFCAdvanceReview@floridahousing.org. An initial Principals Disclosure Form and any corrected Principals Disclosure Form submitted to the Corporation by any other means or in any form other than an Excel file will not be reviewed under the Advance Review Process by the Corporation.
3. The Applicant's email transmittal must include a contact person and email address for purposes of any response by the Corporation.
4. Corporation staff will review the Applicant's Principals Disclosure Form and notify the Applicant of any deficiency by email directed to the contact person at the email address provided by the Applicant. If the Applicant's contact email address is incomplete or if the Corporation's email is returned as undeliverable, the Corporation will make no further attempt to notify the Applicant.
5. The Corporation will only consider an initial or corrected Principals Disclosure Form that is transmitted in the form of an Excel file to the email address as specified by the Corporation.
6. The Corporation shall notify the Applicant's contact person if the Principals Disclosure Form is approved. As evidence of the Corporation's approval of a Principals Disclosure Form (whether it be the Applicant's initial form submittal, or a revised form submitted by the Applicant in response to a notice of deficiency previously issued by the Corporation), the approved Principals Disclosure Form shall be stamped (a) with the date it was received by the Corporation and (b) the date it was approved by the Corporation, for that purpose ("Stamped Principals Disclosure Form"). The received and approval stamps will be inserted in the upper right-hand corner of each page of the Principals Disclosure Form for both the Applicant and the

Developer(s). The Stamped Principals Disclosure Form shall be transmitted via email to the Applicant's contact person. The approved Principals Disclosure form will be locked, and no further changes can be made to the approved form by the Applicant.

7. At the time the Application to which the Principals Disclosure Form applies is submitted to the Corporation, the Applicant must upload the Excel form along with the Application. The Corporation will only review the Stamped Principals Disclosure Form uploaded with the Application submittal to the extent necessary to confirm that it consists entirely of materials approved by the Corporation and is for the Applicant and Developer(s) stated in the Application; otherwise, the Corporation shall accept the Stamped Principals Disclosure Form as meeting the applicable requirements of the applicable RFA.

In a case where the Applicant does not have a Stamped Principals Disclosure Form (i.e., the Applicant participated in the Advance Review Process but did not receive a Stamped Principals Disclosure Form, or the Applicant chose not to participate in the Advance Review Process), an Applicant must complete the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) and upload the form as part of its Application submittal.

8. The courtesy Advance Review Process is an open, ongoing process and an Applicant may submit an initial Principals Disclosure Form or a corrected Principals Disclosure Form at any time. Applicants electing to participate in the Advance Review Process are responsible for submitting information to the Corporation in a timely manner in order to meet any applicable Application deadline. As the Advance Review Process is provided as a courtesy by the Corporation, the Corporation is under no obligation to respond within any specific timeframe. It is the Applicant's sole responsibility to submit the required information in response to an RFA by the applicable Application deadline, and in accordance with any Advance Review deadline outlined in the RFA.
9. Once a Stamped Principals Disclosure Form is received by the Applicant, it may be included in future RFA submissions, provided (a) the information stated on the Stamped Principals Disclosure Form is correct for the particular Application submission and, (b) the correct version of the form is provided pursuant to the RFA instructions.

B. Disclosure Instructions - Principals for the Applicant and for each Developer

For each Request for Applications (RFA) requiring the disclosure of Applicant and Developer Principals, the Applicant must complete and upload the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) as a part of the RFA submission, identifying the Principals for the Applicant and the Principals for each Developer, as follows:

1. For a Limited Partnership, identify the following: (i) the Principals of the Applicant as of the Application Deadline and (ii) the Principals for each Developer as of the Application Deadline. This list must include warrant holders and/or option holders of the proposed Development. For Housing Credits, the investor limited partner (or placeholder for the investor limited partner) must be identified.
2. For a Limited Liability Company, identify the following: (i) the Principals of the Applicant as of the Application Deadline and (ii) the Principals for each Developer as of the Application Deadline. This list must include warrant holders and/or option holders of the proposed Development. For Housing Credits, the investor member (or placeholder for the investor member) must be identified.
3. For all other entities, identify the following: (i) the Principals of the Applicant as of the Application Deadline and (ii) the Principals for each Developer as of the Application Deadline.

C. Rule Definitions for Applicant, Developer and Principal

1. "Applicant" is defined as follows:

Subsection 67-48.002(9), F.A.C.: "Applicant" means any person or legal entity of the type and with the management and ownership structure described herein that is seeking a loan or funding from the

Corporation by submitting an Application or responding to a competitive solicitation pursuant to Rule Chapter 67-60, F.A.C., for one or more of the Corporation's programs. For purposes of Rules 67-48.0105, 67-48.0205 and 67-48.031, F.A.C., Applicant also includes any assigns or successors in interest of the Applicant. Unless otherwise stated in a competitive solicitation, as used herein, a 'legal entity' means a corporation, limited partnership or limited liability company legally formed as of the Application Deadline.

Subsection 67-21.002(9), F.A.C.: "Applicant" means any person or legal entity of the type and with the management and ownership structure described herein that is seeking a loan or funding from the Corporation by submitting an Application or responding to a competitive solicitation pursuant to Rule Chapter 67-60, F.A.C., for one or more of the Corporation's programs. For purposes of Rule 67-21.031, F.A.C., Applicant also includes any assigns or successors in interest of the Applicant. Unless otherwise stated in a competitive solicitation, as used herein, a 'legal entity' means a corporation, limited partnership or limited liability company legally formed as of the Application Deadline.

2. "Developer" is defined in subsections 67-48.002(28) and 67-21.002(30), F.A.C., as follows:

"Developer" means any individual or legal entity which possesses the requisite skill, experience, and credit worthiness to successfully produce affordable housing as required in the Application. Unless otherwise stated in a competitive solicitation, as used herein, a 'legal entity' means a corporation, association, joint venturer, or partnership legally formed as of Application deadline.

3. "Principal" is defined in subsections 67-48.002(93) and 67-21.002(85), F.A.C., as follows:

(94) "Principal" has the meanings set forth below and an 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.

D. Sample Charts and Examples

Disclosure requirements for the Applicant and each Developer are outlined in subsections 67-48.0075, and 67-21.0025, F.A.C., as follows:

- (8) Unless otherwise stated in a competitive solicitation, disclosure of the Principals of the Applicant must comply with the following:
 - (a) The Applicant must disclose all of the Principals of the Applicant (first principal disclosure level). For Applicants seeking Housing Credits, the Housing Credit Syndicator/Housing Credit investor need only be disclosed at the first principal disclosure level and no other disclosure is required;
 - (b) The Applicant must disclose all of the Principals of all the entities identified in paragraph (a) above (second principal disclosure level);
 - (c) The Applicant must disclose all of the Principals of all of the entities identified in paragraph (b) above (third principal disclosure level). Unless the entity is a trust or a non-profit as defined in Section 42(h)(5)(C), subsection 501(c)(3) or 501(c)(4) of the IRC., all of the Principals must be natural persons. A non-profit entity may be identified at the third principal disclosure level if the non-profit wholly owns a real estate development subsidiary identified at the second principal disclosure level; and

- (d) If any of the entities identified in (c) above are a trust or a non-profit, the Applicant must disclose all of the Principals of the trust or non-profit (fourth principal disclosure level), all of whom must be natural persons.
- (9) Unless otherwise stated in a competitive solicitation, disclosure of the Principals of each Developer must comply with the following:
 - (a) The Applicant must disclose all of the Principals of the Developer (first principal disclosure level); and
 - (b) The Applicant must disclose all of the Principals of all the entities identified in paragraph (a) above (second principal disclosure level).
 - (c) A competitive solicitation may require disclosure of a natural person Principal of the Developer to meet Developer experience requirements.

To assist the Applicant in completing the Principals Disclosure Form, the Corporation has developed a decision tree chart as well as samples designed to illustrate the acceptable format for listing Principals for the Applicant and for each Developer. The chart and samples are set out below for easy reference.

1. Principal Disclosures for the Applicant and each Developer:

The Corporation is providing the following charts and examples to assist the Applicant in completing the required Principals Disclosure Form identifying the Principals for the Applicant and for each Developer. The terms Applicant, Developer and Principal are defined in Section C above and in Rules 67-48.002 and 67-21.002, F.A.C.

Section a.(1) below outlines the required information concerning the ownership structure for the Applicant entity. By the Third Principal Disclosure Level, all Principals of the Applicant entity, with the exception of a trust or non-profit disclosed at the Third Principal Disclosure Level, must be natural persons (e.g., Samuel S. Smith). If a trust is disclosed at the Third Principal Disclosure Level, the Trustee and all Beneficiaries of majority age must be natural persons by the Fourth Principal Disclosure Level. If a non-profit is disclosed at the Third Principal Disclosure Level, the Executive Director and Officers/Directors of the non-profit must be disclosed as natural persons by the Fourth Principal Disclosure Level.

Section a.(2) below outlines the required information concerning the ownership structure of each Developer entity.

a. Charts:

(1) For the Applicant entity:

(a) Limited Partnership:

If the Applicant entity is a Limited Partnership, identify the Applicant Limited Partnership by name

and

(i) First Principal Disclosure Level:

List the Name of each General Partner of the Applicant Limited Partnership and label each as General Partner	and	List the name of each Limited Partner of the Applicant Limited Partnership and label each as either non-investor Limited Partner or investor Limited Partner (i.e., equity provider and/or placeholder), as applicable
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Note: For any General Partner and/or Limited Partner that is a natural person, no further disclosure is required. For any General Partner and/or Limited Partner that is **not** a natural person, a Second Principal Disclosure Level is required.

and

(ii) Second Principal Disclosure Level:

At the Second Principal Disclosure Level, the parties involved in each General Partner and Limited Partner entity can include a Limited Partnership, a Limited Liability Company, a Corporation, a Trust, a Public Housing Authority (PHA), and/or a natural person.

For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a Limited Partnership:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a Limited Liability Company:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a Corporation:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a Trust:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member, or Shareholder that is a natural person, no further disclosure is required. For any General Partner, Limited Partner, Manager, Member, or Shareholder that is **not** a natural person, a Third Principal Disclosure Level is required.

and

(iii) Third Principal Disclosure Level:

By the Third Principal Disclosure Level, the parties involved in each General Partner and Limited Partner entity must be natural persons and cannot involve any type of entity except a Trust.

For each General Partner and Limited Partner that, at the Second Principal Disclosure Level, is a Limited Partnership:	For each General Partner and Limited Partner that, at the Second Principal Disclosure Level, is a Limited Liability Company:	For each General Partner and Limited Partner that, at the Second Principal Disclosure Level, is a Corporation:	For each General Partner and Limited Partner that, at the Second Principal Disclosure Level, is a Trust:	For each General Partner and Limited Partner of the Applicant that, at the First Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and

List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and		and/or
		List the name of each Shareholder and label each as Shareholder		List the name of each Executive Director, and label each as Executive Director
				and
				List the name of each Commissioner and label each as Commissioner

- (iv) If any Party involved in a General Partner or Limited Partner entity at the Third Principal Disclosure Level is a Trust, list the name of the Trustee and each Beneficiary (each of whom must be a natural person) at the Fourth Principal Disclosure Level. If any Party involved in a General Partner or Limited Partner entity at the Third Principal Disclosure Level is a non-profit corporation, list the name of the Executive Director and all officers/directors (each of whom must be a natural person) at the Fourth Principal Disclosure Level.

By submitting this information to the Corporation, the Applicant is affirmatively stating that the parties disclosed in (i), (ii), (iii), and (iv) above constitute the entire ownership structure of the Applicant Limited Partnership entity.

- (b) Limited Liability Company:

If the Applicant entity is a Limited Liability Company, identify the Applicant Limited Liability Company by name

and

(i) First Principal Disclosure Level:

List the name of each Manager of the Applicant Limited Liability Company and label each as either non-investor Manager or investor Manager (i.e., equity provider and/or placeholder), as applicable	and	List the name of each Member of the Applicant Limited Liability Company and label each as either non-investor Member or investor Member (i.e., equity provider and/or placeholder), as applicable
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Note: For any Manager and/or Member that is a natural person, no further disclosure is required. For any Manager and/or Member that is **not** a natural person, a Second Principal Disclosure Level is required.

and

(ii) Second Principal Disclosure Level:

At the Second Principal Disclosure Level, the parties involved in each Manager and Member entity can involve a Limited Partnership, a Limited Liability Company, a Corporation, Trust, PHA, and/or a natural person.

For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a Limited Partnership:	For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a Limited Liability Company:	For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a Corporation:	For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a Trust:	For each Manager and Member of the Applicant that, at the First Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member, or Shareholder that is a natural person, no further disclosure is required. For any General Partner, Limited Partner, Manager, Member, or Shareholder that is **not** a natural person, a Third Principal Disclosure Level is required.

and

(iii) Third Principal Disclosure Level:

By the Third Principal Disclosure Level, the parties involved in each Manager and Member entity must be natural persons and cannot involve any type of entity except a Trust.

For each Manager and Member that, at the Second Disclosure Level, is a Limited Partnership:	For each Manager and Member that, at the Second Disclosure Level, is a Limited Liability Company:	For each Manager and Member that, at the Second Disclosure Level, is a Corporation:	For each Manager and Member that, at the Second Disclosure Level, is a Trust:	For each Manager and Member of the Applicant that, at the Second Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

- (iv) If any party involved in the Manager or Member entity at the Third Principal Disclosure Level is a Trust, list the name of the Trustee and each Beneficiary (each of whom must be a natural person) at the Fourth Principal Disclosure Level. If any Party involved in the Manager or Member entity at the Third Principal Disclosure Level is a non-profit corporation, list the name of the Executive Director and all officers/directors (each of whom must be a natural person) at the Fourth Principal Disclosure Level.

By submitting this information to the Corporation, the Applicant is affirmatively stating that the parties disclosed in (i), (ii), (iii), and (iv) above constitute the entire ownership structure of the Applicant Limited Liability Company entity.

(c) Corporation:

If the Applicant entity is a Corporation, identify the Applicant Corporation by name
and

(i) First Principal Disclosure Level:

List the name of each Officer/Director of the Applicant Corporation and	and	List the name of each Executive Director of the Applicant Corporation and	and	List the name of each Shareholder
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label each as Officer/Director		label each as Executive Director		
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Note: For any Shareholder that is a natural person, no further disclosure is required. For any Shareholder that is **not** a natural person, a Second Principal Disclosure Level is required.

and

(ii) Second Principal Disclosure Level:

At the Second Principal Disclosure Level, the parties involved in each Shareholder entity can involve a Limited Partnership, a Limited Liability Company, a Corporation, a Trust, PHA, and/or a natural person.

For each Shareholder that, at the First Principal Disclosure Level, is a Limited Partnership:	For each Shareholder that, at the First Principal Disclosure Level, is a Limited Liability Company:	For each Shareholder that, at the First Principal Disclosure Level, is a Corporation:	For each Shareholder that, at the First Principal Disclosure Level, is a Trust:	For each Shareholder of the Applicant that, at the First Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and List the name of each Shareholder and label each as Shareholder		and/or List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member, and/or Shareholder that is a natural person, no further disclosure is required. For any General Partner, Limited Partner, Manager, Member, and/or Shareholder that is **not** a natural person, a Third Principal Disclosure Level is required.

and

(iii) Third Principal Disclosure Level:

By the Third Principal Disclosure Level, the parties involved in each Shareholder entity must be natural persons and cannot involve any type of entity except a Trust.

For each Shareholder entity that, at the Second Principal Disclosure Level, is a Limited Partnership:	For each Shareholder entity that, at the Second Principal Disclosure Level, is a Limited Liability Company:	For each Shareholder entity that, at the Second Principal Disclosure Level, is a Corporation:	For each Shareholder that, at the Second Principal Disclosure Level, is a Trust:	For each Shareholder of the Applicant that, at the Second Principal Disclosure Level, is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Trustee (each of whom must be a natural person) and label each as Trustee	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director, and label each as Executive Director	List the name of each Beneficiary who has reached the age of majority (i.e., 18 years of age) as of Application deadline (each of whom must be a natural person) and label each as Beneficiary	List the name of each Executive Director, and label each as Executive Director
		and		and/or
		List the name of each Shareholder and label each as Shareholder		List the name of each Executive Director, and label each as Executive Director
				and
				List the name of each Commissioner and label each as Commissioner

- (iv) If any party involved in a shareholder entity at the Third Principal Disclosure Level is a Trust, list the name of the Trustee and each Beneficiary (each of whom must be a natural person) at the Fourth Principal Disclosure Level. If any Party involved in a shareholder entity at the Third Principal Disclosure Level is a non-profit corporation, list the name of the Executive Director and all officers/directors (each of whom must be a natural person) at the Fourth Principal Disclosure Level.

By submitting this information to the Corporation, the Applicant is affirmatively stating that the parties disclosed in (i), (ii), (iii), and (iv) above constitute the entire ownership structure of the Applicant Corporation entity.

(2) For Each Developer entity:

- (a) If the Developer entity is a Limited Partnership, identify the Developer Limited Partnership entity by name

and

- (i) First Principal Disclosure Level:

List the Name of each General Partner of the Developer Limited Partnership and label each as a General Partner	and	List the name of each Limited Partner of the Developer Limited Partnership and label each as a Limited Partner
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Note: For any General Partner and/or Limited Partner that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

and

(ii) Second Principal Disclosure Level:

For each General Partner or Limited Partner of the Developer that is a Limited Partnership:	For each General Partner or Limited Partner of the Developer that is a Limited Liability Company:	For each General Partner or Limited Partner of the Developer that is a Corporation:	For each General Partner and Limited Partner of the Developer that is a PHA:
List the name of all General Partners and label each as General Partner	List the name of all Managers and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director and label each as Executive Director	List the name of each Executive Director, and label each as Executive Director
		and	and/or
		List the name of each Shareholder and label each as Shareholder	List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member and/or Shareholder that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

(b) If the Developer entity is a Limited Liability Company, identify the Developer Limited Liability Company by name

and

(i) First Principal Disclosure Level:

List the name of each Manager of the Developer Limited Liability Company and label each as a Manager	and	List the name of each Member of the Developer Limited Liability Company and label each as Member
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Note: For any Manager and/or Member that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

and

(ii) Second Principal Disclosure Level:

For each Manager and Member of the Developer that is a Limited Partnership:	For each Manager and Member of the Developer that is a Limited Liability Company:	For each Manager and Member of the Developer that is a Corporation:	For each Manager and Member of the Developer that is a PHA:

List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director and label each as Executive Director	List the name of each Executive Director, and label each as Executive Director
		and	and/or
		List the name of each Shareholder and label each as Shareholder	List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member and/or Shareholder that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

(c) If the Developer entity is a Corporation, identify the Developer Corporation by name

and

(i) First Principal Disclosure Level:

List the name of each Officer of the Developer Corporation	and	List the name of each Director of the Developer Corporation	and	List the name of each Shareholder of the Developer Corporation
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Note: For any Shareholder that is a natural person (e.g., Samuel S. Smith), no further disclosure is required
and

(ii) Second Principal Disclosure Level:

For each Shareholder of the Developer that is a Limited Partnership:	For each Shareholder of the Developer that is a Limited Liability Company:	For each Shareholder of the Developer that is a Corporation:	For each Shareholder of the Developer that is a PHA:
List the name of each General Partner and label each as General Partner	List the name of each Manager and label each as Manager	List the name of each Officer/Director and label each as Officer/Director	List the name of each Officer/Director and label each as Officer/Director
and	and	and	and
List the name of each Limited Partner and label each as Limited Partner	List the name of each Member and label each as Member	List the name of each Executive Director and label each as Executive Director	List the name of each Executive Director, and label each as Executive Director
		and	and/or
		List the name of each Shareholder and label each as Shareholder	List the name of each Executive Director, and label each as Executive Director and List the name of each Commissioner and label each as Commissioner

Note: For any General Partner, Limited Partner, Manager, Member and/or Shareholder that is a natural person (e.g., Samuel S. Smith), no further disclosure is required.

- b. Examples are provided on the following pages, utilizing the Principals of the Applicant and Developer(s) Disclosure Form (Rev. 05-2019)

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Liability Company

Provide the name of the Applicant Limited Liability Company:

Vineland Housing, LLC

First Principal Disclosure Level:

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

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<u>Non-Investor Member</u>	<u>Vineland GP, LLC</u>	<u>Limited Liability Company</u>
2.	<u>Investor Member</u>	<u>Acme Non-Profit Development Corporation</u>	<u>Non-Profit Corporation</u>
3.	<u>Manager</u>	<u>Masters, Matthew S.</u>	<u>Natural Person</u>

Second Principal Disclosure Level:

Vineland Housing, LLC

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

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

Second Level Entity #

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

Enter Name of Second Level Principal

Select organizational structure of Second Level Principal identified

<u>1. (Vineland GP, LLC)</u>	1.A.	<u>Managing Member</u>	<u>Acme Development, LLC</u>	<u>Limited Liability Company</u>
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Third Principal Disclosure Level:

Vineland Housing, LLC

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

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

Third Level Entity #

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

Enter Name of Third Level Principal who must be either a Natural Person or a Trust

The organizational structure of Third Level Principal identified Must be either a Natural Person or a Trust

<u>1.A. (Acme Development, LLC)</u>	1.A.(1)	<u>Sole Member</u>	<u>Acme Non-Profit Development Corporation</u>	<u>Non-Profit Corporation</u>
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Fourth Principal Disclosure Level:

Vineland Housing, LLC

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

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

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

Enter Name of Fourth Level Principal who must be a Natural Person

The organizational structure of Fourth Level Principal identified Must Be a Natural Person

<u>1.A.(1) (Acme Non-Profit Developmnt Corporatio</u>		<u>Executive Director</u>	<u>Jones, Ira X., Jr.</u>	<u>Natural Person</u>
<u>1.A.(1) (Acme Non-Profit Developmnt Corporatio</u>		<u>Officer/Director</u>	<u>Smith, Amy A.</u>	<u>Natural Person</u>
<u>1.A.(1) (Acme Non-Profit Developmnt Corporatio</u>		<u>Officer/Director</u>	<u>Jones, Peter A.</u>	<u>Natural Person</u>
<u>1.A.(1) (Acme Non-Profit Developmnt Corporatio</u>		<u>Officer/Director</u>	<u>Davis, Sam A.</u>	<u>Natural Person</u>

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Liability Company

Provide the name of the Applicant Limited Liability Company:

Vineland Housing, LLC

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

First Principal Disclosure Level:

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

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified	% Ownership of Applicant
1.	<u>Non-Investor Member</u>	<u>Vineland GP, LLC</u>	<u>Limited Liability Company</u>	
2.	<u>Investor Member</u>	<u>Spencer Development Corporation</u>	<u>For-Profit Corporation</u>	
3.	<u>Manager</u>	<u>Masters, Matthew S.</u>	<u>Natural Person</u>	

Second Principal Disclosure Level:

Vineland Housing, LLC

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

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

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified	Second Level Principal % Ownership of First Level Principal
<u>1. (Vineland GP, LLC)</u>	<u>1.A. Sole Member</u>	<u>Acme Development, Inc.</u>	<u>For-Profit Corporation</u>	

Third Principal Disclosure Level:

Vineland Housing, LLC

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

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

Third Level Entity #	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be either a Natural Person or a Trust	The organizational structure of Third Level Principal identified Must be either a Natural Person or a Trust	3rd Level Principal % Ownership of 2nd Level Principal
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(1) Executive Director</u>	<u>Jones, Ira X., Jr.</u>	<u>Natural Person</u>	
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(2) Officer/Director</u>	<u>Smith, Amy A.</u>	<u>Natural Person</u>	
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(3) Officer/Director</u>	<u>Jones, Peter A.</u>	<u>Natural Person</u>	
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(4) Officer/Director</u>	<u>Davis, Sam A.</u>	<u>Natural Person</u>	
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(5) Shareholder</u>	<u>Brown, Bob A.</u>	<u>Natural Person</u>	
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(6) Shareholder</u>	<u>Anderson, Jennifer S.</u>	<u>Natural Person</u>	
<u>1.A. (Acme Development, Inc.)</u>	<u>1.A.(7) Shareholder</u>	<u>Adam Hampton Family Trust</u>	<u>Trust</u>	

Fourth Principal Disclosure Level:

Vineland Housing, LLC

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

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

Fourth Level Entity #	Select the type of Principal being associated with the corresponding Third Level Principal Entity	Enter Name of Fourth Level Principal who must be a Natural Person	The organizational structure of Fourth Level Principal identified Must Be a Natural Person	4th Level Principal % Ownership of 3rd Level Principal
<u>1.A.(7) (Adam Hampton Family Trust)</u>	<u>Trustee</u>	<u>Hampton, John</u>	<u>Natural Person</u>	
<u>1.A.(7) (Adam Hampton Family Trust)</u>	<u>Beneficiary</u>	<u>Hampton, Adam</u>	<u>Natural Person</u>	

Principal Disclosures for the Developer

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:

Acme Developers, LLC

First Principal Disclosure Level:

Acme Developers, LLC

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

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<u>Manager</u>	<u>Acme Management, Inc.</u>	<u>For-Profit Corporation</u>
2.	<u>Member</u>	<u>Jones, Adam C.</u>	<u>Natural Person</u>

Second Principal Disclosure Level:

Acme Developers, 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

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
<u>1. (Acme Management, Inc.)</u>	<u>Executive Director</u>	<u>Carr, Andy T.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Smith, Peter A.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Jones, Fred B.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Jones, Patty A.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Brown, Bobby L.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Smith, Amy S.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Taylor, Jeremy B.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Officer/Director</u>	<u>Simpson, Pearl V.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Shareholder</u>	<u>Anderson, Richard</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Shareholder</u>	<u>Taylor, Phillip F.</u>	<u>Natural Person</u>
<u>1. (Acme Management, Inc.)</u>	<u>Shareholder</u>	<u>Richardson, Albert L.</u>	<u>Natural Person</u>

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

Acme Properties, LP

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

First Principal Disclosure Level:

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

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified	% Ownership of Applicant
1.	General Partner	ABC, Ltd.	Limited Partnership	
2.	General Partner	Lakeshore Development, LLC	Limited Liability Company	
3.	General Partner	Smith, Peter S.	Natural Person	
4.	Investor LP	Acme Investments, LLC	Limited Liability Company	
5.	Non-Investor LP	Acme Homes 3, LLC	Limited Liability Company	

Second Principal Disclosure Level:

Acme Properties, LP

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

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

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified	Second Level Principal % Ownership of First Level Principal
1. (ABC, Ltd.)	General Partner	Jones, Adam T., Jr.	Natural Person	
1. (ABC, Ltd.)	General Partner	Smith, Peter S.	Natural Person	
1. (ABC, Ltd.)	Limited Partner	Helping Hands, Inc.	For-Profit Corporation	
2. (Lakeshore Development, LLC)	Managing Member	Lakeshore Housing Authority	Public Housing Authority	
5. (Acme Homes 3, LLC)	Manager	Smith, Adam N.	Natural Person	
5. (Acme Homes 3, LLC)	Member	Jones, Peter B.	Natural Person	
5. (Acme Homes 3, LLC)	Member	Peterson, Greg A.	Natural Person	

Third Principal Disclosure Level:

Acme Properties, LP

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

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

Third Level Entity #	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be either a Natural Person or a Trust	The organizational structure of Third Level Principal identified. Must be either a Natural Person or a Trust	3rd Level Principal % Ownership of 2nd Level Principal
1.C. (Helping Hands, Inc.)	Executive Director	Davis, Sam A.	Natural Person	
1.C. (Helping Hands, Inc.)	Officer/Director	Jones, Fred L.	Natural Person	
1.C. (Helping Hands, Inc.)	Officer/Director	Jones, Patty L.	Natural Person	
1.C. (Helping Hands, Inc.)	Officer/Director	Jones, Peter A.	Natural Person	
1.C. (Helping Hands, Inc.)	Shareholder	Davis, Sam A.	Natural Person	
1.C. (Helping Hands, Inc.)	Shareholder	Jones, Peter A.	Natural Person	
1.C. (Helping Hands, Inc.)	Shareholder	Jones, Patty L.	Natural Person	
2.A. (Lakeshore Housing Authority)	Executive Director	Kirkland, Andrew S.	Natural Person	
2.A. (Lakeshore Housing Authority)	Commissioner	Rivers, Nancy B.	Natural Person	
2.A. (Lakeshore Housing Authority)	Commissioner	Little, Candy A.	Natural Person	
2.A. (Lakeshore Housing Authority)	Commissioner	Walters, Henry B.	Natural Person	

Principal Disclosures for the Developer

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Limited Partnership

Provide the name of the Developer Limited Partnership:

Acme Properties, Ltd.

First Principal Disclosure Level:

Acme Properties, Ltd.

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

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	<u>General Partner</u>	<u>ABC, Ltd.</u>	<u>Limited Partnership</u>
2.	<u>General Partner</u>	<u>Acme Homes 3, LLC</u>	<u>Limited Liability Company</u>
3.	<u>Limited Partner</u>	<u>Johnson, Charles L.</u>	<u>Natural Person</u>

Second Principal Disclosure Level:

Acme Properties, Ltd.

[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

Second Level Entity #

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

Enter Name of Second Level Principal

Select organizational structure of Second Level Principal identified

<u>1. (ABC, Ltd.)</u>	1.A.	<u>General Partner</u>	<u>Jones, Adam A., Jr.</u>	<u>Natural Person</u>
<u>1. (ABC, Ltd.)</u>	1.B.	<u>General Partner</u>	<u>Smith, Peter A.</u>	<u>Natural Person</u>
<u>1. (ABC, Ltd.)</u>	1.C.	<u>Limited Partner</u>	<u>Helping Hands, Inc.</u>	<u>For-Profit Corporation</u>
<u>2. (Acme Homes 3, LLC)</u>	2.A.	<u>Sole Member</u>	<u>Smith, Peter L.</u>	<u>Natural Person</u>

Principal Disclosures for the Applicant

Select the organizational structure for the Applicant entity:

The Applicant is a: For-Profit Corporation

Provide the name of the Applicant For-Profit Corporation:

Americana, Inc.

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

First Principal Disclosure Level:

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

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified	% Ownership of Applicant
1.	Executive Director	Davis, Sam A.	Natural Person	
2.	Officer/Director	Jones, Fred L.	Natural Person	
3.	Officer/Director	Brown, Bob A.	Natural Person	
4.	Officer/Director	Jones, Patty L.	Natural Person	
5.	Officer/Director	Jones, Peter A.	Natural Person	
6.	Officer/Director	Johnson, Ken V.	Natural Person	
7.	Officer/Director	Masters, James W.	Natural Person	
8.	Shareholder	Davis, Sam A.	Natural Person	
9.	Shareholder	Jones, Peter A.	Natural Person	
10.	Shareholder	United Building, LLC	Limited Liability Company	

Second Principal Disclosure Level:

Americana, Inc.

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

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

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified	Second Level Principal % Ownership of First Level Principal
10. (United Building, LLC)	10.A. Manager	Smith, Peter T.	Natural Person	
10. (United Building, LLC)	10.B. Member	Jones, Patty L., Tenant by the Entireties	Natural Person	
10. (United Building, LLC)	10.C. Member	Jones, Adam A., Tenant by the Entireties	Natural Person	

Principal Disclosures for the Developer

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: For-Profit Corporation

Provide the name of the Developer For-Profit Corporation:

Lakeshore Development, Inc.

First Principal Disclosure Level:

Lakeshore Development, Inc.

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

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	<u>Executive Director</u>	<u>Kirkland, Andrew S.</u>	<u>Natural Person</u>
2.	<u>Officer/Director</u>	<u>Rivers, Nancy B.</u>	<u>Natural Person</u>
3.	<u>Officer/Director</u>	<u>Little, Candy A.</u>	<u>Natural Person</u>
4.	<u>Shareholder</u>	<u>Kirkland, Andrew S.</u>	<u>Natural Person</u>
5.	<u>Shareholder</u>	<u>Rivers, Nancy B.</u>	<u>Natural Person</u>
6.	<u>Shareholder</u>	<u>Little, Candy A.</u>	<u>Natural Person</u>

This template utilizes drop-down menus for many of the input cells to present a list of appropriate responses. The default for all of them is “<Select an option>.” The process to enter a response in these cells is to first select the applicable cell, select the down arrow attached to the right side of the cell, choose one of the responses from the list in the drop-down menu box. Sometimes the list of available responses is longer than what is displayed by the drop-down menu box. If that is the case, there will be a scroll bar available on the right side of the box to scroll down the list. You must choose one of the responses in the list when completing a cell with a drop-down menu.

There may be times when you want to use the same option in a list for multiple lines. Instead of making a selection from the list in each of these lines separately, you can copy the one cell with the appropriate selection to all other applicable cells (but only in the same column of that section). For instance, if you need to list five officers of a corporation, you could select the “Officer” option from the drop-down list in the first applicable cell and then copy that cell to the other four cells in that same section that should also be listed as an officer.

There are notes provided below to provide specific guidance related to identifying Principals that are Investors (or their placeholder), managers of LLCs, Trusts, and Natural Persons.

To assist Applicants in meeting the Principals disclosure requirements, the Corporation offers a courtesy Advance Review Process. Under this process, the Corporation will review the Applicant’s completed form and provide feedback. Applicants are not required to participate in the Advance Review Process in order to submit an Application in response to any RFA. This process is provided solely as a courtesy by the Corporation.

To participate in the Advance Review Process, this complete form must be emailed to the Corporation, in Excel format, to FHFCAdvanceReview@floridahousing.org. The Advance Review Process instructions and Frequently Asked Questions are available on the individual RFA webpages and on the Non-Competitive Application webpage.

Applicants should review Rule Chapter 67-48 or 67-21, F.A.C., for Principal Disclosure requirements.

Guidance for completing the Principal Disclosures for Applicant Form

Be sure you have the ‘Applicant_Principals’ worksheet tab open.

1. **Select the organizational structure for the Applicant entity.** Enter the organizational structure for the Applicant by selecting a response from the drop-down menu in cell F4. The menu options are: Limited Partnership, Limited Liability Company, For-Profit Corporation and Non-Profit Corporation.
2. **Provide the name of the Applicant.** Type the name of the Applicant into cell F7. The text in the cell will wrap automatically if the Applicant's name is longer than one line.

First Principal Disclosure Level (Applicant):

[Click Here to Return to Applicant 1st Level](#)

3. Select Type of Principal of Applicant. To enter information within the First Principal Disclosure Level section, start by selecting a response from the drop-down menu for the first Principal you want to document. The first one will be in cell F13. This column has a header of "Select Type of Principal of Applicant." There are 20 lines available to identify the First Level Principals. Each unique Principal must have its own line. The menu options are General Partner, Non-Investor LP and Investor LP for Applicants that are a Limited Partnership; Manager, Non-Investor Member and Investor Member for Applicants that are a Limited Liability Company; Shareholder, Officer, Director and Executive Director for Applicants that are either a For-Profit Corporation or a Non-Profit Corporation.

All Applicants seeking Housing Credits must list one of the **Investor entities**. The menu options that begin with "Investor" are reserved for the entity that is associated with providing the HC equity (i.e., HC syndicator or HC investor), or the entity acting as a placeholder for application purposes. Any entity identified in the First Principal Disclosure Level as an Investor will not be required to complete any lower Principal Level for that Principal.

If the Applicant or the Principal of the Applicant is identified as a Limited Liability Company, a manager-type entity must be identified (unless the Principal is identified as a Sole Member, which is a menu option in the Second and Third Principal Disclosure Levels and will assume to be the managing entity). As in all menu options herein that offer the selection option of "Manager," that term is not specific as to whether or not the manager is a Member or a Non-Member. Some later menus offer more than one manager option, but the simple "Manager" option here remains a non-descript manager option.

If a **Trust** is part of the Applicant Principal Disclosure process, then the Trust must be identified with the **Trustee** and any **Beneficiary** (who is in the majority) identified in the Fourth Principal Disclosure Level.

As a reminder, except for a Trust or a Non-Profit Corporation, a **natural person** must be identified by the Third Principal Level and a natural person means a human being. If two or more natural persons own an entity together (jointly), possibly through some sort of asset protection structure such as 'tenants by the entirety,' then each natural person in this joint ownership structure must be listed separately and identified with the appropriate structure.

If the Type of Principal selected is inappropriate for the Type of Applicant selected, the font in the Type of Principal cell will turn red, bold and be italicized as an indicator.

4. [Feedback Regarding Data Entries](#). There is a Feedback Regarding Data Entries column (column N) available to guide you with your responses. If you have chosen a Type of Principal of Applicant that is appropriate for the organizational structure that you chose for the Applicant, the Feedback Regarding Data Entries column will confirm that selection is valid. If the selection is not appropriate, the Feedback Regarding Data Entries column will confirm that as well (in both comment and font). This column is not to confirm you have fully and/or correctly completed the data entries, but to simply let you know if appropriately related selections have been made.

5. [Enter Name of First Level Principal.](#) Type the name of the First Level Principal being identified in column H. When entering the name of a Principal, please enter the full legal name of a legal entity or, if it is a natural person, it is requested you first enter the persons last name, followed by a comma, then the full first name (i.e., not a simple initial) and at least the initial of the middle name, and finally any applicable suffix after another comma. For instance, Robert Benjamin Smith, Jr. would be entered Smith, Robert B., Jr.

6. [Select organizational structure of First Level Principal identified.](#) Lastly, identify the organizational structure of that Principal by selecting a response from the drop-down menu in column J. The menu options are Limited Partnership, Limited Liability Company, For-Profit Corporation, Non-Profit Corporation, Trust and Natural Person. If the Type of Principal being identified is an Officer, Director, or Executive Director, then the organizational structure of that Principal must be identified as a Natural Person.

The Feedback Regarding Data Entries column will inform you whether or not you need to further document that Principal in the next Principal Disclosure Level. If the Organizational Structure of the Principal selected is inappropriate for the Type of Principal selected, the font in the Organizational Structure of the Principal cell will turn red, bold and be italicized as an indicator.

7. [% Ownership of Applicant.](#) There is a column provided (column L) that can be used to inform Florida Housing of each Principal's percent ownership of Applicant; however, it is hidden and blocked during the Application process. If an Applicant is invited into credit underwriting, the form submitted with the Applicant's Application will be returned to the Applicant with that column made available so it can be completed and returned once again to Florida Housing.

[Second Principal Disclosure Level \(Applicant\):](#)

[Click Here to Return to Applicant 2nd Level](#)

8. You can begin to enter responses in the Second Principal Disclosure Level once at least one Principal has been identified in the First Principal Disclosure Level. As such, you can enter one Principal at the First Level and then drop down to the Second Level to document that Principal, or you can complete all of the Principals at the First Level before going down to the Second Level.

9. [Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified.](#) To document a Principal in the Second Principal Disclosure Level, first identify the First Level Principal for which you are documenting by selecting its First Level Entity # from the drop-down menu in column B (cell B40 being the first). The lists in the drop-down menus for this column do not populate until you enter a Principal name in the prior Principal Level. These lists will be created by combining the First Level Entity # and the name of the First Level Principal.

As a note, if the First Level Principal is a natural person, the list will provide a special line ("N/A (Natural Person)") for that Principal to indicate that you do not need to document a Principal at a lower Principal Level for that natural person. Remember, you may need to scroll down the drop-down menu list to find all of the First Level Principal Entity # selection options. In addition, Investor Principals entered at the First Principal Disclosure Level will appear with its own special line ("N/A (Investor)") in this drop-down menu, as no further disclosure of the investor is required.

10. **Second Level Entity #.** After identifying the First Level Principal for which you are documenting in the Second Principal Disclosure Level, column D will self-populate, creating a Second Level Entity # for the Principal you are now documenting. This Second Level Entity # will be used to assist with completing the Third Level Principal Disclosure Level.
11. **Select the type of Principal being associated with the corresponding First Level Principal Entity.** This is similar to the process you did for selecting the type of Principal of Applicant as provided in #3 above. Each Second Level Principal of all the Principal entities provided in the First Principal Disclosure Level must be listed separately.

The menu options are General Partner and Limited Partner for any Principal identified as a Limited Partnership; Manager, Member, Managing Member and Sole Member for any Principal identified as a Limited Liability Company; Shareholder, Officer, Director and Executive Director for any Principal identified as either a For-Profit Corporation or a Non-Profit Corporation; Trustee and Beneficiary for any Principal identified as a Trust. There are 60 lines available to document all Principals within the Second Principal Disclosure Level. See #3 above for discussion regarding Managers of an LLC.

12. **Feedback Regarding Data Entries.** If you have chosen a Type of Principal of a First Level Principal that is appropriate for the organizational structure of that First Level Principal, the Feedback Regarding Data Entries column will confirm that selection is valid. If the selection is not appropriate, the Feedback Regarding Data Entries column will confirm that as well. This column is not to confirm you have fully and/or correctly completed the data entries, but to let you know if appropriately related selections have been made.
13. **Enter Name of Second Level Principal.** Type the name of the Second Level Principal being identified, following the same instructions of entering the name of a Principal as provided in #5 above.
14. **Select organizational structure of Second Level Principal identified.** Lastly, identify the organizational structure of that Principal by selecting a response from the drop-down menu. The menu options here are the same as those identified in #6 above. The Feedback Regarding Data Entries column will inform you whether or not you need to further document that Principal in the final Principal Disclosure Level.
15. **% Ownership of Applicant.** There is a column provided that can be used to inform Florida Housing of each Principal's percent ownership of Applicant; however, it is hidden and blocked during the Application process.

Third Principal Disclosure Level (Applicant):

[Click Here to Return to Applicant 3rd Level](#)

16. You can begin to enter responses in the Third Principal Disclosure Level once at least one Principal (that is not a natural person) has been identified in the Second Principal Disclosure Level. As such, you can enter one Principal at the Second Level and then drop down to the Third Level to document that Principal, or you can complete all of the Principals at the Second Level before going down to the Third Level.
17. **Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified.** To document a Principal in the Third Principal Disclosure Level, first identify the Second Level Principal for which you are documenting by selecting its Second Level Entity # from the drop-down menu in column B. The list in the drop-down menu for this column follow the same process as provided in #9 above.
18. **Select the type of Principal being associated with the corresponding Second Level Principal Entity.** This is the same process you did for selecting the type of Principal for the Second Level as provided in #11 above and has the same menu options. Each Principal of all Principal entities provided in the Second Principal Disclosure Level must be listed separately. There are 60 lines available to document all Principals within the Third Principal Disclosure Level. Each Principal in the Third Principal Level (column H provides for the name) can only be a natural person, a Trust or a Non-Profit Corporation.
19. **Feedback Regarding Data Entries.** The same type of guidance is provided in this column of this section as mentioned above.
20. **Enter Name of Third Level Principal.** Type the name of the Third Level Principal being identified, following the same instructions of entering the name of a Principal as provided previously.
21. **Select the Organizational Structure of the Third Level Principal Identified.** Lastly, identify the organizational structure of that Principal by selecting a response from the drop-down menu. The menu options are natural person, Trust or Non-Profit Corporation. The Feedback Regarding Data Entries column will inform you whether or not you need to further document that Principal in the final Principapl Disclosure Level.

Fourth Principal Disclosure Level (Applicant)

[Click Here to Return to Applicant 4th Level](#)

22. If a Trust is disclosed at the Third Disclosure Level, the Trustee and each Beneficiary (who is in the majority) must be listed, each of whom must be a natural person. If a Non-Profit Corporation at the Third Disclosure Level, each associated Principal at this level must be Officer/Director or Executive Director.

% Ownership of Applicant. There is a column provided that can be used to inform Florida Housing of each Principal's percent ownership of Applicant; however, it is hidden and blocked during the Application process.

The purpose of indicating the % ownership in this Fourth Level is to document the ownership by the Principal being identified in this Level for the Third Level Principal Entity # provided in column B. Indicators will appear in the Third Principal Disclosure Level in the same manner as described in #7 and #15 above.

Guidance for completing the Principal Disclosures for Developer(s) Form

Be sure you have the 'Developer_Principals' worksheet tab open.

24. **How many Developers are part of this Application structure?** Enter the number of Developers (1, 2 or 3) in cell F4 that will be documented in this form via the drop-down menu. This entry will adjust some of the descriptions used in the form if more than one Developer is being documented.
24. **Select the organizational structure for the Developer entity.** Enter the organizational structure for the Developer by selecting a response from the drop-down menu in cell F6. The menu options are: Limited Partnership, Limited Liability Company, For-Profit Corporation and Non-Profit Corporation.
25. **Provide the name of the Developer.** Type the name of the Developer into cell F9. The name of the Developer will be repeated as part of the header at each Level.

First Principal Disclosure Level (Developer):

[Click Here to Return to 1st Developer's 1st Level](#)

[Click Here to Return to 2nd Developer's 1st Level](#)

[Click Here to Return to 3rd Developer's 1st Level](#)

26. **Select Type of Principal of Developer.** To enter information within the First Principal Disclosure Level section, start by selecting a response from the drop-down menu for the first Principal you want to document. The first one will be in cell F15. This column has a header of "Select Type of Principal of Developer." There are 20 lines available to identify the First Level Principals. Each unique Principal must have its own line.

The menu options are General Partner and Limited Partner for Developers that are a Limited Partnership; Manager, Member, Managing Member and Sole Member for Developers that are a Limited Liability Company; Shareholder, Officer, Director, and Executive Director for Developers that are either a For-Profit Corporation or a Non-Profit Corporation; and Natural Person. Although Executive Director is not offered as a separate option in this documentation, the menu option of Officer is considered to be an appropriate substitution. See #3 above for discussion regarding Managers of an LLC.

27. **Feedback Regarding Data Entries.** There is a Feedback Regarding Data Entries column (column N) available to guide you with your responses. If you have chosen a Type of Principal of Applicant that is appropriate for the organizational structure that you chose for the Applicant, the Feedback Regarding Data Entries column will confirm that selection is valid. If the selection is not appropriate, the Feedback Regarding Data Entries column will confirm that as well. This column is not to confirm you have fully and/or correctly completed the data entries, but to let you know if appropriately related selections have been made.
28. **Enter Name of First Level Principal.** Type the name of the First Level Principal being identified in column H. When entering the name of a Principal, please enter the full legal name of a legal entity or, if it is a natural person, it is requested you first enter the persons last name, then first name and finally middle name, separated by commas. For instance, Robert Benjamin Smith, Jr. would be entered Smith, Robert, B., Jr.

29. **Select organizational structure of First Level Principal identified.** Lastly, identify the organizational structure of that Principal by selecting a response from the drop-down menu in column J. The menu options are Limited Partnership, Limited Liability Company, For-Profit Corporation, Non-Profit Corporation, Trust and Natural Person. If the Type of Principal being identified is an Officer, Director, or Executive Director of the Developer, then the organizational structure of that Principal must be identified as a Natural Person. The Feedback Regarding Data Entries column will inform you whether or not you need to further document that Principal in the next Principal Disclosure Level. If the First Level Principal is a natural person, you do not need to document that Principal in the next Principal Level.

Second Principal Disclosure Level (Developer):

[Click Here to Return to 1st Developer's 2nd Level](#)
[Click Here to Return to 2nd Developer's 2nd Level](#)
[Click Here to Return to 3rd Developer's 2nd Level](#)

30. You can begin to enter responses in the Second Principal Disclosure Level once at least one Principal has been identified in the First Principal Disclosure Level. As such, you can enter one Principal at the First Level and then drop down to the Second Level to document that Principal, or you can complete all of the Principals at the First Level before going down to the Second Level.

31. **Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified.** To document a Principal in the Second Principal Disclosure Level, first select the First Level Principal for which you are documenting by selecting its First Level Entity # from the drop-down menu in column B (cell B42 being the first). The lists in the drop-down menus for this column do not populate until you enter a Principal name in the prior Principal Level. These lists will be created by combining the First Level Entity # and the name of the First Level Principal.

As a note, if the First Level Principal is a natural person, the list will provide a special line ("N/A (Natural Person)") for that Principal to indicate that you do not need to document a Principal at a lower Principal Level for that natural person. Remember, you may need to scroll down the drop-down menu list to find all of the First Level Principal Entity # selection options.

32. **Second Level Entity #.** After identifying the First Level Principal for which you are documenting in the Second Principal Disclosure Level, column D will self-populate, creating a Second Level Entity # for the Principal you are now documenting.
33. **Select the type of Principal being associated with the corresponding First Level Principal Entity.** Each Principal of all Principal entities provided in the First Principal Disclosure Level must be listed separately. There are 60 lines available to document all Principals within the Second Principal Disclosure Level.

The menu options are General Partner and Limited Partner for any Principal identified as a Limited Partnership; Manager, Member, Managing Member and Sole Member for any Principal identified as a Limited Liability Company; Shareholder, Officer, Director, and Executive Director for any Principal identified as either a For-Profit Corporation or a Non-Profit Corporation; Trustee and Beneficiary for any Principal identified as a Trust. There are 60 lines available to document all Principals within the Second Principal Disclosure Level. Although Executive Director is not offered as a separate option in this documentation, the menu option of Officer is considered to be an appropriate substitution. See #3 above for discussion regarding Managers of an LLC.

34. **Feedback Regarding Data Entries.** If you have chosen a Type of Principal of a First Level Principal that is appropriate for the organizational structure of that First Level Principal, the Feedback Regarding Data Entries column will confirm that selection is valid. If the selection is not appropriate, the Feedback Regarding Data Entries column will confirm that as well. This column is not to confirm you have fully and/or correctly completed the data entries, but to let you know if appropriately related selections have been made.
35. **Enter Name of Second Level Principal.** Type the name of the Second Level Principal being identified, following the same instructions of entering the name of a Principal as provided in #5 above.
36. **Select organizational structure of Second Level Principal identified.** Lastly, identify the organizational structure of that Principal by selecting a response from the drop-down menu in column J. The menu options are the same as identified in #28 above.

Co-Developer(s) Principal Disclosures:

37. If there is a second Developer, continue to the next Developer Principal Disclosure area, beginning on row 105. Complete all appropriate inputs for this Co-Developer, following the instructions provided above for the first Developer. The name of each co-Developer will be repeated as part of the header at each Level for the respective co-Developer.
38. The data fields in each Co-Developer section can look very similar to each other. In order to assist the user in keeping track of which Co-Developer's information you are entering, column L (with the header of "Informational Only") will provide some assistance in remembering which area you currently viewing. This column of data is filled-in automatically from the input at the top regarding the number of Developers are part of the Application and no data is to be entered in this area by the user.
39. If there is a third Developer, continue the process again for the last Co-Developer, beginning on row 205, following the instructions provided above for the prior Co-Developers.

AMENDED AND RESTATED GROUND LEASE AGREEMENT

THIS AMENDED AND RESTATED GROUND LEASE AGREEMENT (this "*Lease*") is entered into as of the 19th day of December, 2023 (the "*Effective Date*") between **LITTLE HAITI GATEWAY, INC.**, a Florida not-for-profit corporation ("*Landlord*") and **NOTRE COMMUNAUTE, LLC**, a Florida limited liability company ("*Tenant*").

RECITALS

A. Landlord and Tenant entered into that certain Ground Lease dated August 23, 2021 (the "*Original Lease*") pursuant to which Landlord leased to Tenant that certain real property located in Miami-Dade County, Florida more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "*Leased Premises*").

B. Landlord and Tenant desire to amend certain terms of the Original Lease.

C. The Leased Premises and all future improvements to the Leased Premises to be developed, constructed, and operated by Tenant are referred to herein as the "*Project*."

D. Landlord and Tenant desire to enter into this Lease to evidence their agreement related to Tenant's right to lease the Leased Premises.

LEASE

NOW, THEREFORE, in consideration of the Leased Premises, the foregoing Recitals, which are incorporated herein by reference, the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, Landlord and Tenant do hereby covenant, represent, warrant, and agree as follows:

1. Amended and Restated. This Lease amends, restates, and supersedes in its entirety the Original Lease.

2. Grant of Lease. As of the "*Commencement Date*" (as defined below), Landlord conveys and leases to Tenant, and Tenant accepts and leases from Landlord, the Leased Premises, together with all easements and rights-of-way pertaining thereto. Tenant shall have the right to lease the Leased Premises for and during the "*Term*" (as defined below). Tenant shall use the Leased Premises for the development and operation of the Project.

3. Term. This Lease shall be effective as of the Effective Date, but the term shall commence on the Commencement Date and expire at 11:59 p.m. on the sixty-fifth (65th) anniversary of the Commencement Date, unless this Lease is terminated earlier pursuant to the provisions contained herein (the "*Term*"). For purposes of this Lease, the "*Commencement Date*" shall be the closing date of Tenant's construction loan for the development of the Project (the "*Construction Loan*"), which closing has not occurred as of the Effective Date of this Lease, but in no event later than June 30, 2026. Tenant's right to take physical possession of the Leased Premises shall begin on the Commencement Date. For purposes of this Lease, the term "*Lease Year*" means the twelve (12) consecutive month period beginning on the Commencement Date and each twelve (12) consecutive month period thereafter throughout the remainder of the Term.

4. Rent. During the Term, Tenant covenants and agrees to pay Landlord rent as follows:

(a) Annual Base Rent. Beginning on the Commencement Date, Tenant shall pay to Landlord annual base rent in the amount of One Dollar (\$1.00) per Lease Year (the "**Base Rent**"). Tenant shall pay the Base Rent for the entire Term to Landlord on the Commencement Date.

(b) Additional Rent. It is the intention of Landlord and Tenant that Landlord shall receive the Base Rent free from all taxes, charges, expenses, costs and deductions of every description. As such, Tenant hereby agrees to pay for all items which would have been chargeable against the Leased Premises and payable by Landlord (except for the execution and delivery of this Lease) as "**Additional Rent.**"

5. Right to Construct the Project. During the Term, Tenant shall have the right to construct the Project on the Leased Premises. Landlord and Tenant acknowledge and agree that Tenant shall be the owner of all improvements constructed on the Leased Premises during the Term, and as such, shall be entitled to all depreciation deductions, Housing Credits or other benefits for income tax purposes relating to said improvements.

6. Taxes. During the Term, Tenant shall (a) be liable for the payment of all real estate taxes, special assessments, and any other taxes, levies, or impositions charged by an appropriate taxing authority with respect to the Leased Premises and (b) if the State of Florida or any other governmental authorities assess or levy a tax against Landlord on the Base Rent or any Additional Rent payable under this Lease, Tenant shall pay and discharge such taxes levied against Landlord if Landlord is not exempt from such tax.

7. Utilities. During the Term, Tenant shall pay the cost of all utilities used, provided, or supplied upon, or in connection with, the development, construction, and operation of the Project, including, but not limited to, all charges for gas, electricity, telephone and other communication services, water and sewer service charges, and all sanitation fees or charges levied or charged against the Leased Premises.

8. Default by Tenant. The following shall constitute an "**Event of Default**" by Tenant under this Lease:

(a) failure of Tenant to timely pay the Capital Lease Payment, Base Rent, Additional Rent, or any other charge due hereunder, and such default continues for ten (10) days after written notice from Landlord; or

(b) failure of Tenant to comply with the material terms, conditions, or covenants of this Lease that Tenant is required to observe or perform (other than the monetary obligations referenced in Section 3(a) above) and such breach continues for a period of thirty (30) days after written notice thereof from Landlord; provided, however, that if the cure cannot reasonably be effected within such thirty 30-day period, the cure period shall be extended for such additional time as may be required for Tenant to cure such breach (but in no event longer than one hundred twenty (120) days after written notice of the breach from Landlord to Tenant) so long as Tenant has commenced cure actions during the initial 30-day cure period and diligently pursues the cure but during the extended cure period; or

(c) this Lease or the Leased Premises or any part thereof are taken upon execution or by other process of law directed against Tenant, or are taken upon or subjected to any attachment by any creditor of Tenant or claimant against Tenant, and such attachment is not discharged within ninety (90) days after its levy; or

(d) Tenant shall file a voluntary petition in bankruptcy or a voluntary petition seeking reorganization, or to effect a plan or an arrangement with or for the benefit of Tenant's creditors; or

(e) Tenant shall apply for a consent to the appointment of a receiver, trustee or conservator for any portion of Tenant's property, or such appointment shall be made without Tenant's consent, and shall not be removed within ninety (90) days.

9. Remedies. If Tenant fails to cure an Event of Default within the time provided therefor, Landlord shall have the right to terminate this Lease, at which point the Term shall be deemed to have expired, Tenant's right to possession of the Leased Premises will cease, and the estate conveyed by this Lease to Tenant to revert in Landlord.

10. Right to Encumber the Leased Premises.

(a) During the Term, Landlord shall not encumber its interest in the Leased Premises.

(b) During the Term, Tenant shall have the right to grant one or more mortgages encumbering its leasehold interest in the Leased Premises, and Landlord agrees that it shall enter into such amendments to this Lease as may be reasonably requested by any leasehold mortgagee in furtherance thereof.

11. Quiet Possession. Tenant shall, and may peaceably and quietly have, hold, and enjoy the Leased Premises during the Term, provided that Tenant pays the rent and performs all the covenants and conditions of this Lease that Tenant is required to perform.

12. Applicable Law. This Lease shall be construed under the laws of the State of Florida and shall be binding upon and inure to the benefit of the parties hereto and other respective successors and permitted assigns.

13. Interpretation. The words "**Landlord**" and "**Tenant**" as used herein, shall include, apply to, bind and benefit, as the context permits or requires, the parties executing this Lease and their respective successors and assigns. Wherever the context permits or requires, words of any gender used in this Lease shall be construed to include any other gender, and words in the singular numbers shall be construed to include the plural.

14. Captions. The headings and captions contained in this Lease are inserted only as a matter of convenience and in no way define, limit or describe the scope of intent of this Lease, nor of any provision contained herein.

15. Net Lease. This is a "**Net Lease**" and Landlord shall have no obligation to provide any services, perform any acts, or pay any expenses, charges, obligations or costs of any kind related to the construction, development, and operation of the Project on the Leased Premises.

16. Surrender of Leased Premises. Upon the expiration of the Term, Tenant shall surrender possession of the Leased Premises, along with all alterations, additions, and improvements thereto, to Landlord in good condition and repair, reasonable wear and tear and damage by casualty excepted. Tenant shall remove all its personal property not required to be surrendered to Landlord from the Leased Premises before surrendering possession to Landlord, and shall repair any damage to the Leased Premises caused by the removal of Tenant's personal property. Tenant acknowledges and agrees that upon the

expiration of the Term any and all rights and interests it may have either at law or in equity to the Leased Premises shall immediately cease.

17. Modification of Lease. This Lease may not be modified, altered, or changed in any manner other than by a written agreement executed by both Landlord and Tenant.

18. Partial Invalidity. If any part of this Lease is invalid or unenforceable under Applicable Laws, such portions shall be deemed deleted from this Lease and the remainder of this Lease shall not be affected thereby and shall remain in full force and effect.

19. Binding Obligation. This Lease has been duly and validly executed and delivered by Landlord and Tenant and constitutes a legal, valid and binding obligation of Landlord and Tenant enforceable in accordance with its terms.

20. Counterparts. This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute but one and the same instrument. Any signature delivered by facsimile, Email or other forms of electronic transmission, such as a PDF, shall be considered an original signature by the sending party.

21. Entire Agreement. This Lease constitutes the entire agreement and supersedes all other prior agreements and understandings, both written and oral, between Landlord and Tenant with respect to the subject matter thereof.

[*SIGNATURES ARE ON THE FOLLOWING PAGE*]

IN WITNESS WHEREOF, Landlord and Tenant have caused this Lease to be executed as of the date first written above.

WITNESSES:


Print Name: Arturo J. Tablada


Print Name: JAMES D. PETRONE

WITNESSES:


Print Name: Arturo J. Tablada


Print Name: JAMES D. PETRONE

LANDLORD:

LITTLE HAITI GATEWAY, INC.
a Florida not-for-profit corporation

By: 
Name: Stephanie Berman
Title: President

TENANT:

NOTRE COMMUNAUTE, LLC,
a Florida limited liability company

By: C4 Notre Communauté, LLC
a Florida limited liability company,
its manager


By: 
Name: Stephanie Berman
Title: Manager

Exhibit "A"

Leased Premises

LEGAL DESCRIPTION

TRACT 1, "JOYCE PROPERTIES SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 1; THENCE RUN ALONG THE NORTH LINE OF SAID TRACT 1, NORTH 88°51'42" EAST FOR A DISTANCE OF 194.01 FEET; THENCE SOUTH 01°08'18" EAST FOR A DISTANCE OF 192.00 FEET; THENCE RUN ALONG THE SOUTH LINE OF SAID TRACT 1, ALSO BEING A LINE PARALLEL WITH AND 25.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF N.E 62ND STREET AS SHOWN ON SAID PLAT OF "JOYCE PROPERTIES SUBDIVISION", SOUTH 88°51'42" WEST FOR A DISTANCE OF 192.96 FEET TO A POINT; THENCE RUN ALONG THE WEST LINE OF SAID TRACT 1 NORTH 01°27'08" WEST FOR A DISTANCE OF 192.00 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 18, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

ALSO KNOWN AS:

A PORTION OF TRACT 1, "JOYCE PROPERTIES SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 1; THENCE RUN ALONG THE NORTH LINE OF SAID TRACT 1, NORTH 88°51'42" EAST FOR A DISTANCE OF 194.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE ALONG THE NORTH LINE OF TRACT 1 NORTH 88°51'42" EAST FOR A DISTANCE OF 195.99 FEET TO A POINT; THENCE RUN ALONG THE EAST LINE OF SAID TRACT 1 SOUTH 01°27'08" EAST FOR A DISTANCE OF 192.00 FEET; THENCE RUN ALONG THE SOUTH LINE OF SAID TRACT 1, ALSO BEING A LINE PARALLEL WITH AND 25.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF N.E 62ND STREET AS SHOWN ON SAID PLAT OF "JOYCE PROPERTIES SUBDIVISION", SOUTH 88°51'42" WEST FOR A DISTANCE OF 197.04 FEET TO A POINT; THENCE RUN NORTH 01°08'18" WEST FOR A DISTANCE OF 192.00 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 18, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

2022 FLORIDA LIMITED LIABILITY COMPANY REINSTATEMENT

DOCUMENT# L21000350891

Entity Name: C4 NOTRE COMMUNAUTE, LLC

Current Principal Place of Business:

1398 SW 1ST STREET, 12TH FLOOR
MIAMI, FL 33155

Current Mailing Address:

1398 SW 1ST STREET, 12TH FLOOR
MIAMI, FL 33155 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATOIN COMPANY OF MIAMI
200 S. BISCAYNE BLVD., STE. 4100 (GJC)
MIAMI, FL 33131 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: GARY J. COHEN, VICE PRESIDENT

12/19/2022

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MANAGER
Name BERMAN, STEPHANIE
Address 1398 SW 1ST STREET, 12TH FLOOR
City-State-Zip: MIAMI FL 33155

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: STEPHANIE BERMAN

MANAGER

12/19/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date

Exhibit 8

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L21000350891

Entity Name: C4 NOTRE COMMUNAUTE, LLC

Current Principal Place of Business:

1398 SW 1ST STREET, 12TH FLOOR
MIAMI, FL 33155

Current Mailing Address:

1398 SW 1ST STREET, 12TH FLOOR
MIAMI, FL 33155 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

CORPORATOIN COMPANY OF MIAMI
200 S. BISCAYNE BLVD., STE. 4100 (GJC)
MIAMI, FL 33131 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: GARY J. COHEN, VICE PRESIDENT

01/30/2023

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MANAGER
Name BERMAN, STEPHANIE
Address 1398 SW 1ST STREET, 12TH FLOOR
City-State-Zip: MIAMI FL 33155

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: STEPHANIE BERMAN-EISENBERG

PRESIDENT/CEO

01/30/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L21000350891

Entity Name: C4 NOTRE COMMUNAUTE, LLC

Current Principal Place of Business:

1398 SW 1ST STREET, 12TH FLOOR
MIAMI, FL 33155

Current Mailing Address:

1398 SW 1ST STREET, 12TH FLOOR
MIAMI, FL 33155 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

CORPORATOIN COMPANY OF MIAMI
200 S. BISCAYNE BLVD., STE. 4100 (GJC)
MIAMI, FL 33131 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: GARY J. COHEN, VICE PRESIDENT

04/20/2024

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MANAGER
Name BERMAN, STEPHANIE
Address 1398 SW 1ST STREET, 12TH FLOOR
City-State-Zip: MIAMI FL 33155

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: STEPHANIE BERMAN

CEO

04/20/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

Leadership Team & Board

History Mission & Vision Leadership Team & Board President's Bio

Leadership Team

Stephanie Berman-Eisenberg

President & CEO

Sandra Newson

Vice President of Resident Services

Anna Kopper

Assistant Vice President of Resident Services

Shawn Cooper

Vice President of Real Estate Development

Paola Roman

Director of Partnership Development & Acquisitions

Sal Russo

Vice President of Property Management

Patty Tincher

Vice President of Finance

Lizette Garcia

Director of Human Resources

Crossroads Leadership Team

Tasha Escarmant

Area Manager

Terrance Leftridge

Area Manager

Roslyn Fernandez

Area Manager

Supportive Service Leadership Team

Yvette Costa

Program Director

Chania Somarriba

Board of Directors

Abreu, Kim

Acebo Naon, Lianne

Danner, Stephen

McGinnis, Jacobia

Fine, Carol

Fletcher, Maria

Portland, Charles/Moore, Donald

Lopes, Caetano

Morris, Kenneth/Wheeler,Valerie

Martorella, Timothy

Quick, Linda

Parham, Oscar

Phillips, Gilbert

Rosen, Jay

Sears, Sandy

Shearin, Charles

Sonnabend, Stephen

Thomas, Andrew

Ferguson, Charles

Vila, Jose

Program Director

Sandra Garcia
Program Director

Jose M. Chavarria
Program Director

Jacek Starownik
Program Director

Tina Fadil
Clinical Director

Timothy Taylor
Director of Special Projects

SOCIAL MEDIA

Carrfour Supportive Housing, 1398 SW 1st St., 12th FL Miami, FL 33135
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BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

HTG ASTORIA, Ltd.

Petitioner,

vs.

FLORIDA HOUSING
FINANCE CORPORATION.

Respondent.

FHFC Case No: ~~2020~~ 2021-006BP

RFA No. 2020-205

App. No. 2021-197BSN

RECEIVED

FEB 8 2021 11:57AM

FLORIDA HOUSING
FINANCE CORPORATION

FORMAL WRITTEN PROTEST AND PETITION
FOR ADMINISTRATIVE HEARING

Petitioner, HTG Astoria, Ltd., ("Petitioner" or "HTG Astoria"), pursuant to sections 120.57(1) and (3), Florida Statutes ("F.S.") and Rules 28-110 and 67-60, Florida Administrative Code ("FAC") hereby files this Formal Written Protest and Petition for Administrative Hearing (the "Petition") regarding the scoring decisions of the Respondent, Florida Housing Finance Corporation ("Florida Housing") to award funding to responsive Applicants pursuant to *RFA 2020-205 Sail Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits*. (hereinafter the "RFA")

Introduction

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

Exhibit 10

Parties

2. Petitioner is a Florida limited company in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133.

Petitioner's address, telephone number and email address are those of its undersigned counsel for purposes of this proceeding.

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

Notice

4. On October 15, 2020 Florida Housing issued the RFA.

5. On November 3, 2020 and again on November 9, 2020, the RFA was modified by Florida Housing.

6. Applications in response to the RFA were due on or before November 12, 2020.

7. Florida Housing received 90 applications in response to the RFA. Petitioner, applied in response to the RFA, requesting an allocation of \$6,000,000 in Sail Funding for its proposed one-hundred and twenty (120) unit affordable housing development in Manatee County, Florida. Petitioner's application satisfied all the required elements of the RFA and is eligible for a funding award.

8. Petitioner received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, January 22, 2021 at 2:55 pm. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A". Petitioner was deemed eligible for funding but was not among those recommended for funding.

9. On Wednesday, January 27, 2021 at 12:31 pm., Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of that Notice of Intent is attached hereto as Exhibit "B".

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

Background

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

12. Florida Housing administers a competitive solicitation process to make and service mortgage loans for new construction or rehabilitation of affordable rental units under the State Apartment Incentive Loan (SAIL) Program and the Elderly Housing Community Loan (EHCL) Program.. See Chapter 67-60, Fla. Admin. Code.

RFA 2020-205

13. Through the RFA process Florida Housing anticipated awarding an estimated \$88,959,045 of SAIL funding for proposed Developments in Small, Medium and Large Counties as defined by the RFA. (RFA at 23)

14. Appointed Review Committee members independently evaluated and scored their assigned portions of the submitted applications based on various mandatory and scored items. (RFA at 97) The maximum point total that an applicant can receive is 25 points. (RFA at 90) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at 85)

15. The RFA provides the following funding goals,

- Two Elderly, New Construction Applications located in a Large County, with a preference for at least one Application that qualifies for the Veterans Preference.
- Three Family, New Construction Applications located in a Large County with a preference that at least two Applications are from Self-Sourced Applicants.
- One Elderly, New Construction, Application located in a Medium County, with a preference for Applications that qualify for the Veteran Preference.
- Two Family, New Construction, Application located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.

(RFA at 92)

16. The RFA provides that the highest scoring Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order:

- a. By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.11.d of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference.
- b. Next, by the Application's Leveraging Level number (which is outlined in item 3. of Exhibit C) with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number.
- c. 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.
- d. By the Application's eligibility for the Grocery Store Funding Preference (which is outlined in Section Four A. 5. e. of the RFA) with Applications that qualify for the preference listed above that do not qualify for the preference);
- e. Next, by the Application's eligibility for the Community Service 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);

- f. 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); and
- g. By lottery number, resulting in the lowest lottery number receiving preference.

(RFA at 93)

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

a. Goal to fund seven Medium and Large County, New Construction Applications

- (1) Goal to fund one New Construction Application located in Miami-Dade County and one New Construction Application located in Broward County.

(a) First Application

The first Application selected for funding will be the highest ranking eligible New Construction Application that is located in Miami-Dade County or Broward County, regardless of the Demographic Commitment, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

(b) Second Application

- If the first Application selected for funding was an Elderly Application located in Miami-Dade County, the second Application will be the highest-ranking Family Application located in Broward County, with a preference that it be a Self-Sourced Applicant located in Broward County.
- If the first Application selected for funding was an Elderly Application located in Broward County, the second Application will be the highest-ranking Family Application located in Miami-Dade County, with a preference that it be a Self-Sourced Application located in Miami-Dade County.

- If the first Application selected for funding was a Family Application located in Miami-Dade County, the second Application will be the highest- ranking Application located in Broward County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self - Sourced Application. If there are no eligible Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Broward County, then the second Applications selected for funding will be the highest-ranking Application located in Broward County, regardless of the Demographic Commitment, the Applicant's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

- If the first Application selected for funding was a Family Application located in Broward County, the second Application will be the highest- ranking Application located in Miami-Dade County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self - Sourced Application. If there are no Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Miami-Dade County, then the second Applications selected for funding will be the highest-ranking Application located in Miami-Dade County, regardless of the Demographic Commitment, the Applicant's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

(2) Goal to fund two Elderly, Large County, New Construction Applications

This goal will be met under the following circumstances:

- (a) If neither of the Applications selected to meet the goal described in (1) above are Elderly Applications, the two highest-ranking eligible Elderly, Large County, New Construction Applications that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the Goal could not be met because there were not enough eligible Applications that meets the Veterans Preference and this goal, the two highest-ranking eligible Elderly, Large County, New Construction Applications will be selected for funding, subject to the County Award Tally and both Funding Tests.

- (b) If one of the Applications selected to meet the goal described in (1) above is an Elderly Applications, the highest-ranking eligible Elderly, Large County, New Construction Applications that meets the Veterans

Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Large County, New Construction Applications that meets the Veterans Preference, the highest-ranking eligible Elderly, Large County, New Construction Application will be selected for funding, subject to the County Award Tally and both Funding Tests.

(3) Goal to Fund Three Family, Large County, new Construction Applications

This goal will be met under the following circumstances:

(a) If one or both of the Applications selected to meet the goal described in (1) above is a Family Application, that Application(s) will count towards this goal. To meet this goal, the highest-ranking Family, Large County, New Construction Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met. If the goal could not be met because there were not enough eligible unfunded Self-Sourced Applications that could meet this goal, then the highest-ranking Family, Large County, new Construction Non-Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met.

(4) Goal to Fund one Elderly, Medium County, New Construction Application

The Application selected for funding will be the highest-ranking eligible Elderly, Medium County, New Construction Application that meets the Veterans Preference, subject to the Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Medium County, New Construction Applications that meets the Veterans Preference, the highest-ranking eligible Elderly, Medium County, New Construction Application will be selected for funding, subject to the Funding Tests.

(5) Goal to Fund two Family, Medium County, New Construction Applications

The first Application selected for funding will be the highest-ranking eligible Family, Medium County, New Construction Application from a Self-Sourced Applicant, subject to the County Award Tally and Funding Tests.

After the selection of the Application from a Self-Sourced Applicant or if there are no Applications from a Self-Sourced Applicant that can meet this goal, the additional Application(s) selected to meet this goal, will be the

highest-ranking Family, Medium County, New Construction Application(s), regardless of whether the Application(s) is from a Self-Sourced Applicant, subject to the County Award Tally and both Funding Tests.

b. Family or Elderly (ALF or Non-ALF) Small County Applications

The highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Small County Applications, regardless of the Development Category, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Small County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Small County Applications, the remaining Small County Geographic funding will be allocated to the Medium County Geographic Category and to the Large County Geographic Category on a pro-rata basis based on the geographic distribution adjusted to meet the requirements of Section 420.5087, F.S.

c. Family or Elderly (ALF or Non-ALF) Medium County Applications

(1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Medium County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally. If funding remains and none of the eligible unfunded Family Medium County Self-Sourced Applications can meet both of the Funding Tests, no further Family Medium County Self-Sourced Applications will be selected for funding.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Medium County Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Medium County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Medium County Applications, regardless of the Development Category, will be selected for

funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally. If none of the eligible unfunded Medium County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Medium County Applications, the remaining Medium County Geographic funding will be allocated to the Large County Geographic Category.

d. Family or Elderly (ALF or Non-ALF) Large County Applications

(1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Large County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and County Award Tally.

If funding remains and none of the eligible unfunded Family Large County Self Sourced Applications can meet both Funding Tests, all remaining Self-Sourced Applicant Family Funding and Non-Self-Sourced Applicant Family Funding will be merged ("Family Funding Merge"). No further Self-Sourced Applications will be funded.

(2) One Application that meets the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Large County Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Large County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Large County Applications, regardless of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and no eligible unfunded Large County Applications can meet the Funding Tests, then no further Applications will be selected for funding and the remaining funding will be distributed as approved by the Board.

(RFA at p.93-96)

18. The following applications were selected in the following order for funding by the Review Committee:

- 2021-221S-POAH Cutler Manor II, LLC (Large County/Miami-Dade/Family)
- 2021-199BSN- University Station II Ltd. (Large County/Broward/Family)
- 2021-216 Quiet Meadows, Ltd (Large County/Palm Beach/Elderly)
- 2021-252SN-Fulham Terrace (Large County/Hillsborough/Elderly)
- 2021-244BS-Princeton Crossings LLC (Large County/Miami-Dade/Family)
- 2021-246BS-MHP FLVII, LLLP (Medium County/Collier /Elderly)
- 2021-258S-Nathan Ridge, Ltd (Medium/Clay County/Family)
- 2021-222BS-St. Peter Claver Place, Ltd (Medium County/Lee/Elderly)
- 2021-209BS -Sweetwater Apartments. (Small County/Columbia)
- 2021-251BS- RST The Willows, LP (Medium County/Saint Lucie)
- 2021-206BS- BDG Rosewood Pointe, LLC (Medium County/Osceola)
- 2021-255SN-Somerset Landings Ltd. (MediumCounty/PalmBeach)
- 2021-245BS-StadiumTowers (Large County/Miami-Dade)
- 2021-203BSN-BDG Fern Grove, LP (Large County/Orange))
- 2021-212BSN-Tallman Pines Phase I (Large County/Broward)
- 2021-269SN- Southwick Commons Ltd. (Large County/Orange)
- 2021-225S-Island Cove, LLC (Large County/Palm Beach)

HTG Astoria, Application 2021-197BSN, in Manatee County was deemed eligible but unfunded. The scoring committee erroneously found RST The Willows (the "Willows") eligible for funding. If the Willows had been properly deemed ineligible then HTG Astoria would have been selected for funding under the "Family or Elderly (ALF or Non-ALF) Medium County Applications" as the highest ranking eligible unfunded Elderly Medium County Application that meets the Veterans Preference, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

The Willows
Principal Disclosure Form

19. The RFA provides as follows,

“to meet eligibility requirements, the Principals Disclosure Form must identify pursuant to subsections 67-48.002(94) ...F.A.C., the Principals of the Applicant and Developer(s) as of the Application Deadline. A Principals Disclosure Form should not include, for any organizational structure, any type of entity that is not specifically included in the Rule definition of Principal.

(RFA at 15)

20. The Applicant on their *Principal Disclosures for the Developer Form* identified the Developer as Roundstone Development, LLC. Pursuant to Rule 67-48.002(94),

(94) “Principal” means

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

21. At the Second Principal Disclosure level, the Applicant disclosed two member entities that are limited liability companies, Realty Advisors, LLC and Southmark RST, LLC. A true and correct copy of the Principal Disclosure for the Developer Form is attached hereto as Exhibit C.

22. At the Third Principal Disclosure level, Realty Advisors, LLC disclosed Realty Advisors, Inc. as the sole Member. Southmark RST, LLC disclosed Southmark Corporation as its sole Member. Neither Realty Advisors, LLC or Southmark RST, LLC disclosed a manager at the Third Principal Disclosure Level.

23. Upon information and belief, Gina H. Hay, is a Manager of Realty Advisors, LLC and was not disclosed by the Applicant entity. A true and correct copy of the Entity Information from the Nevada Corporate website is attached hereto as Exhibit D.

24. The Applicant should be deemed ineligible for failing to disclose managers on the *Principal Disclosure for Developer Form*.

Substantial Interests Affected

25. If the Willows had been properly deemed ineligible, then HTG Astoria would have been selected for funding under the "Family or Elderly (ALF or Non-ALF) Medium County Applications" as the highest ranking eligible unfunded Elderly Medium County Application that meets the Veterans Preference.

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

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

Disputed Issues of Material Fact and Law

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

- a. Whether Florida Housing's actions in determining Willows eligible for funding were arbitrary and capricious?
- b. Whether Florida Housing's actions in determining Willows eligible elected for funding were contrary to competition?

- c. Whether Florida Housing's actions in determining Willow eligible for funding were clearly erroneous?
- d. Whether the Willows failed to disclose a Principal of the Developer Entity on the *Principal Disclosure for Developer Form*?
- e. Such, other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

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

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

30. Petitioner participated in the RFA process to compete for an award of SAIL funds based upon the delineated scoring and ranking criteria in the RFA.

31. Unless the scoring and eligibility determination is corrected, and the preliminary allocation revised, Petitioner will be excluded from funding contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

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

Right to Amend this Petition

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

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

- a) An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)(1), Florida Statutes.

- b) If this protest cannot be resolved within seven days, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before an Administrative Law Judge ("ALJ") pursuant to Section 120.57(1) and (3), Florida Statutes.
- c) The ALJ enter a Recommended Order determining that the applications of RST The Willows, LP should have been deemed ineligible for funding and award funding to HTG Astoria, LTD.
- d) That the Corporation adopt the Recommended Order of the ALJ.

FILED AND SERVED this 8th day of February 2021.


Maureen McCarthy Daughton
FBN 655805
Maureen McCarthy Daughton, LLC
1400 Village Square Blvd.
Ste 3-231
Tallahassee, Florida 32312
Mdaughton@mmd-lawfirm.com
(850)-345-8251

STATE OF FLORIDA
DIVISION OF ADMINISTRATIVE HEARINGS

HTG ASTORIA, LTD,

DOAH Case No. 21-0725BID

Petitioner,

v.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

RST THE WILLOWS, LP,

Intervenor.

MHP FL VIII LLLP,

DOAH Case No. 21-0726BID

Petitioner,

v.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

FULHAM TERRACE, LTD., BDG FERN GROVE,
LP, and QUIET MEADOWS, LTD,

Intervenors.

VISTA AT COCONUT PALM, LTD,

DOAH Case No. 21-0727BID

Petitioner,

v.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

UNIVERSITY STATION I, LLC, RESIDENCES
AT SOMI PARC, LLC, and BDG FERN GROVE, LP,

Intervenors.

RST THE WILLOWS, LP'S NOTICE OF FILING PROPOSED EXHIBIT

RST The Willows, LP, ("Willows") hereby gives notice of providing electronic and paper copy of RST The Willows, LP's exhibit to G. W. Chisenhall, Administrative Law Judge on March 26, 2021.

DATED this 26th day of March, 2021.

Respectfully submitted,

/s/ Michael P. Donaldson

Michael P. Donaldson
Florida Bar No. 0802761
CARLTON FIELDS, P.A.
Post Office Drawer 190
Tallahassee, Florida 32302
Email: mdonaldson@carltonfields.com
Add'l: rcbrown@carltonfields.com
Telephone: 850/224-1585
Facsimile: 850/222-0398

*Counsel for RST The Willows, LP and
Residences at SoMi Parc, LLC*

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished by E-Mail this

26th day of March 2021 to:

Hugh Brown, General Counsel
Christopher McGuire, Assistant General Counsel
Betty Zachem, Assistant General Counsel
Florida Housing and Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301
hugh.brown@floridahousing.org
chris.mcguire@floridahousing.org
Betty.Zachem@floridahousing.org
Add'l: ana.mcglamory@floridahousing.org

*Counsel for Respondent
Florida Housing Finance Corporation*

Maureen Daughton
Maureen McCarthy Daughton, LLC
1400 Village Square Blvd., Ste. 3-231
Tallahassee, Florida 32312
mداughton@mmd-lawfirm.com

*Counsel for HTG Astoria, Ltd. and University
Station, I, LLC*

Brittany Adams Long
Radey Law Firm
301 S. Bronough Street, Suite 200
Tallahassee, Florida 32301
balong@radeylaw.com
Add'l: lmcelroy@radeylaw.com

Counsel for Vista at Coconut Palm, Ltd.

Seann Frazier
Marc Ito
Parker, Hudson, Rainer & Dobbs, LLP
215 S. Monroe Street, Suite 750
Tallahassee, Florida 32301
sfrazier@phrd.com
mito@phrd.com
Add'l: sful@phrd.com

Counsel for MHP FL VIII, LLLP

Craig Varn
Amy Wells Brennan
Manson Bolves Donaldson & Varn
106 East College Avenue, Ste. 820
Tallahassee, FL 32301
cvarn@mansonbolves.com
abrennan@mansonbolves.com
Add'l: asmith@mansonbolves.com

Counsel for Fulham Terrace, Ltd.

Michael Glazer
Ausley McMullen
123 South Calhoun Street,
Tallahassee, Florida 32301
mglazer@ausley.com
Add'l: jmcvaney@ausley.com

Counsel for BDG Fern Grove LP

William Dean Hall, III
Daniel R. Russel
John L. Wharton
Dean Mead & Dunbar
106 East College Avenue, Suite 1200
Tallahassee, Florida 32301
whall@deanmead.com
drussell@deanmead.com
jwharton@deanmead.com

Counsel for Quiet Meadows, Ltd.

/s/ Michael P. Donaldson

Attorney

**BEFORE THE STATE OF FLORIDA
FLORIDA DIVISION OF ADMINISTRATIVE HEARINGS**

HTG ASTORIA, LTD.

DOAH CASE NO. 21-0725BID

Petitioner,

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent

and

RST THE WILLOWS, LP,

Intervenor.

_____ /
MHP FL VIII, LLP,

DOAH CASE NO. 21-0726BID

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

BDG FERN GROVE, LP,

Intervenor.

_____ /
VISTA AT COCONUT PALM, LTD,

DOAH CASE NO. 21-0727BID

Petitioner,

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

UNIVERSITY STATION I, LLC, RESIDENCES
AT SOMI PARC, LLC, AND BDG FERN
GROVE, LP,

Intervenors.

/

**STIPULATION FOR ENTRY OF FINDINGS OF FACT AND RECOMMENDED
ORDER IN FAVOR OF PETITIONER HTG ASTORIA, LTD**

Pursuant to Section 120.57(4), Florida Statutes, Petitioner, HTG Astoria, Ltd., (“HTG Astoria”), Intervenor, RST The Willows, LP (“RST Willows”), and Respondent, Florida Housing Finance Corporation (“Florida Housing”), hereby stipulate and agree as follows:

1. HTG Astoria (Application #2021-197BSN) and RST Willows (Application #2021-249BS) each submitted applications in Request for Applications 2020-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits (the “RFA”). Each application was scored as having satisfied eligibility requirements for funding. RST’s Application was preliminarily selected for funding and HTG Astoria’s Application was not.

2. HTG Astoria timely filed a Petition for Administrative Hearing challenging the eligibility and selection of RST Willows’ application for funding. In particular, HTG Astoria challenged Florida Housing’s determination that RST Willows satisfied the Principal Disclosure Requirements of the RFA.

AGREEMENT TO RESOLVE DISPUTE

3. As a result of factual information learned by the parties through discovery, the parties, in the interest of avoiding time, expense, and uncertainty of further litigation, agree to the following findings of fact and to resolve this litigation on the following terms:

a. RST Willows agrees to the designation of its application as ineligible for consideration for funding, and hereby waives the right to challenge that designation. RST Willows denies any wrongdoing or intentional misrepresentation, and neither HTG Astoria nor Florida Housing assert any wrongdoing or intentional misrepresentations by RST Willows.

b. Florida Housing agrees that RST Willows is ineligible for funding under RFA 2020-205.

c. Florida Housing agrees that this Stipulation does not constitute the withdrawal of an application by RST Willows, or by its Applicant, Developer, Principals of the Applicant or Developer, affiliate of the Applicant or Developer, or Financial Beneficiary of the Applicant or Developer, and shall not result in any point loss, preference loss, ineligibility determination, penalty, or negative impact of any kind against such entities or individuals in any pending or future Florida Housing program.

d. Florida Housing agrees that neither the submission of RST Willows' application nor this Stipulation shall impact in any way the ability of RST Willows, the Applicant and Developer entities identified in RST Willows' Application, or the Principals of the Applicant or Developer entities from submitting Applications in the future for other RFAs or funding programs and having those Applications considered for funding under the terms of those future RFAs or funding programs.

e. RST Willows agrees that the Application of HTG Astoria is eligible for funding and waives the right to challenge that factual finding and an Order ruling that the Application of HTG Astoria is eligible for funding. At the time of filing this Stipulation, there are no challenges to the eligibility of HTG Astoria and Florida Housing's position is that HTG Astoria is eligible for funding in RFA 2020-205.

f. Consistent with this Stipulation, the parties respectfully request that the Administrative Law Judge enter the following Finding of Fact into a Recommended Order providing that:

- i. the RST Willows application should be deemed ineligible for funding.

4. All parties shall be responsible for their own costs and attorneys' fees incurred in this matter.

RESPECTFULLY SUBMITTED this 22nd day of March, 2021.

/s/ Betty C. Zachem

Betty C. Zachem, Esq.
Florida Bar # 025821
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301
betty.zachem@floridahousing.org

*Counsel for Florida Housing
Finance Corporation*

/s/ Michael P. Donaldson

Michael P. Donaldson, Esq.
Florida Bar No. 0802761
CARLTON FIELDS, P.A.
Post Office Drawer 190
Tallahassee, Florida 32302
Email: mdonaldson@carltonfields.com
Add'l: rcbrown@carltonfields.com

*Counsel for RST The Willows, LP and
Residences at SoMi Parc, LLC*

/s/ Maureen M. Daughton

Maureen McCarthy Daughton, Esq.
Florida Bar # 655805
Maureen McCarthy Daughton, LLC
1400 Village Square Boulevard, Suite 3-231
Tallahassee, Florida 32312
mdaughton@mmd-lawfirm.com

Counsel for HTG Astoria

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished by E-Mail this 22nd day of March 2021 to:

Hugh Brown, General Counsel
Christopher McGuire, Assistant General Counsel
Betty Zachem, Assistant General Counsel
Florida Housing and Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301
hugh.brown@floridahousing.org
chris.mcguire@floridahousing.org
Betty.Zachem@floridahousing.org
Add'l: ana.mcglamory@floridahousing.org
Counsel for Respondent
Florida Housing Finance Corporation

Maureen Daughton
Maureen McCarthy Daughton, LLC
1400 Village Square Blvd., Ste. 3-231
Tallahassee, Florida 32312
mdaughton@mmd-lawfirm.com
Counsel for HTG Astoria, Ltd. and University
Station, I, LLC

Brittany Adams Long
Radey Law Firm
301 S. Bronough Street, Suite 200
Tallahassee, Florida 32301
balong@radeylaw.com
Add'l: lmcelroy@radeylaw.com
Counsel for Vista at Coconut Palm, Ltd.

William Hall
Daniel Russel
John Wharton
Dean Mead & Dunbar
106 East College Avenue, Suite 1200
Tallahassee, Florida 32301
whall@deanmead.com
drussell@deanmead.com
jwharton@deanmead.com
Counsel for Quiet Meadows, Ltd.

Seann Frazier
Marc Ito
Parker, Hudson, Rainer & Dobbs, LLP
215 S. Monroe Street, Suite 750
Tallahassee, Florida 32301
sfrazier@phrd.com
mito@phrd.com
Add'l: sful@phrd.com
Counsel for MHP FL VIII, LLLP

Craig Varn
Amy Wells Brennan
Manson Bolves Donaldson & Varn
106 East College Avenue, Ste. 820
Tallahassee, FL 32301
cvarn@mansonbolves.com
abrennan@mansonbolves.com
Add'l: asmith@mansonbolves.com
Counsel for Fulham Terrace, Ltd.

Michael Glazer
Ausley McMullen
123 South Calhoun Street,
Tallahassee, Florida 32301
mglazer@ausley.com
Add'l: jmcvaney@ausley.com
Counsel for BDG Fern Grove LP

/s/ Michael P. Donaldson
Attorney

RFA 2024-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

**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 9.

Points awarded for Proximity Point Boost*
0.0

**Subject to verification of other RFA requirements*

(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?

No

(The proposed Development's Demographic Commitment is Elderly Non-ALF, which qualifies to select this option for 2 transit points.)

Points awarded for Transit Type
0.0

(b) Other Transit Services

Service	Latitude Coordinates	Longitude Coordinates	Distance*	Points awarded for Transit Type
Public Bus Stop 1				
Public Bus Stop 2				
Public Bus Stop 3				
Public Bus Transfer Stop				
Public Bus Rapid Transit Stop				
Public Rail Station	25.822090	-80.241033	0.56	5

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 awarded for Community Services
Grocery Store	Winn Dixie	1150 NW 54th St, Miami, FL 33127	1.08	2.0
Medical Facility				

Exhibit 12

RFA 2024-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

Pharmacy	Medly Pharmacy	2505 NW 54th, St Miami, FL 33142	0.42	3.5
Public School	Brownsville Middle School	4899 NW 24th Ave Miami, FL 33142	0.33	4.0

*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?

g. Urban Center Designation Qualifications

(1) Does the Application qualify for the Urban Center Designation?

Yes

(2) What is the name of the Urban Center in which the entire proposed Development, including all Scattered Sites, if applicable, is located? The entire proposed Development, including all Scattered Sites, if applicable, must be located within the Urban Center zoning designation.

Model City

Tier 2

(The Tier level for Naranja is dependent upon the selected Demographic Commitment)

MetroRail Station Designation Qualifications

(3) Does the Application qualify for the MetroRail Station Designation?

No

(4) What is the name of the MetroRail Station that qualifies for the designation?

<select one>

Tier

Transit Service Points calculated based on the information entered above:

5

Community Service Points calculated based on the information entered above:

9.5

PHA or RD Proximity Boost points achieved?

0

Total Proximity Points calculated based on information entered above:

14.5

Does the Application qualify for either the Urban Center Designation or MetroRail Station Designation?

Yes

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:

14.5



Medly Miami Inc. Medly Pharmacy

License Number: PH32771

Data As Of 8/22/2024

Profession	Pharmacy
License	PH32771
License Status	CLOSED/
Qualifications	Community Pharmacy Schedule II & III
License Expiration Date	2/28/2023
License Original Issue Date	06/10/2020
Address of Record	If further information is needed, please contact the Department of Health at (850) 488-0595.
Discipline on File	No
Public Complaint	No

Secondary Locations

No secondary locations found.

Discipline/Admin Action

Emergency Actions

No Emergency Actions Found

Discipline Cases

No Discipline Found

Public Complaints

No Public Complaint Found

If a link does not appear for the case number, we do not have a scanned copy of the final order available in our database. To obtain a paper copy, please contact Public Records by clicking the link below:

[Discipline Public Records Request](#)

You may also contact Public Records by telephone at (850) 245-4252, option 4 or by written correspondence at:

Division of Medical Quality Assurance
Public Records
4052 Bald Cypress Way, Bin C01
Tallahassee, FL 32399-3251

Please include the following:

1. Full name and license number of the practitioner;
2. Name and address where documents are to be sent; and
3. If you require certification of the documents, a \$25 fee will be charged, in addition to the duplicating charges. Certification of the requested records will not be done unless specifically requested. An invoice will be sent to you and payment will be expected within thirty days. Upon receipt of payment, material will be sent to you.

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Exhibit 14