

# Maureen McCarthy Daughton, LLC

MMD LAW

Maureen McCarthy Daughton, LLC  
1725 Capital Circle NE, Suite 304  
Tallahassee, Florida 32308

T: (850) 345-8251  
[Mdaughton@mmd-lawfirm.com](mailto:Mdaughton@mmd-lawfirm.com)  
[www.mmd-lawfirm.com](http://www.mmd-lawfirm.com)

**Via Hand Delivery and Email**  
**February 6, 2019**

Ana McGlamory ([Ana.McGlamory@Floridahousing.org](mailto:Ana.McGlamory@Floridahousing.org))  
Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough, Suite 5000  
Tallahassee, Florida 32301

RECEIVED  
19 FEB - 6 AM 8:09  
FLORIDA HOUSING  
FINANCE CORPORATION

**RE: Notice of Intent to Protest, Request for Applications (RFA) 2018-112 Proposed Funding Selections and Rankings**

Dear Corporation Clerk:

On behalf of Applicant, HTG Springfield, LLC, Application No. 2019-109C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2018-112 posted by Florida Housing Finance Corporation on February 1, 2019 at 10:33 a.m., concerning Housing Credit Financing for Affordable Housing Developments located in Broward, Duval, Hillsborough, Orange, Palm Beach and Pinellas Counties (See Attached).

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

Respectfully Submitted,

  
Maureen M. Daughton

cc: Hugh Brown, General Counsel

**RFA 2018-112 Board Approved Preliminary Awards**

<b>Total HC Available for RFA</b>	17,314,387.00
<b>Total HC Allocated</b>	14,716,035.00
<b>Total HC Remaining</b>	2,598,352.00

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	HC Funding Amount	Eligible for Funding?	Development is in Broward County or Pinellas County and serves the Family Demographic Commitment, and qualifies for the Geographic Area of Opportunity Funding Goal	Qualifies as a Local Government Area of Opportunity	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number	
<b>Pinellas County that serves the Family Demographic Commitment and qualifies for the Geographic Area of Opportunity Funding Goal</b>																		
2019-100C	The Shores	Pinellas	William Todd Pabbot	The Richman Group of Florida, Inc.	F	51	910,000.00	Y	Y	N	10	Y	Y	Y	A	Y	9	
<b>Broward County that serves the Family Demographic Commitment and qualifies for the Geographic Area of Opportunity Funding Goal</b>																		
2019-111C	Fort Village	Broward	Matthew A. Rieger	HTG Fort Developer, LLC	F	96	2,779,771.00	Y	Y	N	10	Y	Y	Y	A	Y	21	
<b>Duval County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)</b>																		
2019-121C	Lefts at Brooklyn	Duval	James R. Hoover	TVC Development, Inc.	F	133	1,868,000.00	Y	N	Y	10	Y	Y	Y	A	Y	14	
<b>Hillsborough County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)</b>																		
2019-116C	WRBG T38	Hillsborough	Jerome Nyans	WRBG T38 Developer, LLC	F	130	2,375,000.00	Y	N	Y	10	Y	Y	Y	A	Y	10	
<b>Orange County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)</b>																		
2019-123C	Hawthorne Park	Orange	Jonathan L. Wolf	Hawthorne Park Developer, LLC	E-Non-ALF	120	2,300,000.00	Y	N	Y	10	Y	Y	Y	A	Y	1	
<b>Palm Beach County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)</b>																		
2019-115C	Heron Estates Family	Palm Beach	Matthew A. Rieger	HTG Heron Estates Family Developer,	F	79	1,601,264.00	Y	N	Y	10	Y	Y	Y	A	Y	2	
<b>Broward County Application</b>																		
2019-119C	Palocina Crossing	Broward	Kenneth Naylor	AFC Palocina Crossing	F	113	2,882,000.00	Y	N	N	10	Y	Y	Y	A	Y	4	

On February 1, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for Funding and invite the Applicants to enter credit underwriting. Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(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.

RF A 2018-112 All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	HC Funding Amount	Eligible for Funding?	Development is in Broward County or Pinellas County and serves the Family Demographic Commitment, and qualifies for the Geographic Area of Opportunity Funding Goal	Qualifies as a Local Government Area of Opportunity	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Priority Number	
<b>Eligible Applications</b>																			
2019-100C	The Shores	Pinellas	William Todd Rabbit	The Richmond Group of Florida, Inc.	F	51	910,000.00	Y	Y	N	10	Y	Y	Y	130,984.85	A	Y	9	
2019-101C	Washington Court Apartments - Phase II	Orange	Jay P. Brock	Atlantic Housing Partners, LLC	E, Non-A1F	80	1,824,538.00	Y	N	N	10	Y	Y	Y	196,967.17	A	Y	15	
2019-106C	Armsia Court at Creative Village - Phase II	Orange	Jay P. Brock	Atlantic Housing Partners, LLC	F	105	2,375,000.00	Y	N	Y	10	Y	Y	Y	195,346.32	A	Y	24	
2019-109C	Durham Place	Orange	Jonathan L. Wolf	Durham Place Developer, LLC	E, Non-A1F	112	2,375,000.00	Y	N	N	10	Y	Y	Y	155,666.60	A	Y	3	
2019-110C	Barkley Landing	Palm Beach	Jonathan L. Wolf	Barkley Landing Developer, LLC	E, Non-A1F	120	2,280,000.00	Y	N	Y	10	Y	Y	Y	139,477.27	A	Y	23	
2019-111C	Fort Village	Broward	Matthew A. Rieger	HTG Fort Developer, LLC	F	98	2,779,771.00	Y	Y	N	10	Y	Y	Y	148,794.09	A	Y	21	
2019-112C	Federal Apartments Phase I	Broward	Edward S. Taylor	SHAG Development, LLC, Fairfield Federal Developer, LLC	F	106	2,600,000.00	Y	N	N	10	Y	Y	Y	153,951.03	A	Y	19	
2019-114C	Avery Commons	Pinellas	Shawn Wilson	Blue Sky Communities LLC	F	65	1,375,000.00	Y	Y	N	10	Y	Y	Y	146,153.85	A	Y	11	
2019-115C	Heron Estates Family	Palm Beach	Matthew A. Rieger	HTG Heron Estates Family Developer, LLC Heron Estates	F	79	1,601,364.00	Y	N	Y	10	Y	Y	Y	148,794.09	A	Y	2	
2019-116C	WRDC T88	Hillsborough	Jacome Ryan	WRDC T88 Developer, LLC	F	130	2,275,000.00	Y	N	Y	10	Y	Y	Y	138,057.26	A	Y	10	
2019-117C	Banyan Station	Palm Beach	Matthew A. Rieger	HTG Banyan Developer, LLC	F	94	2,374,993.00	Y	N	N	10	Y	Y	Y	152,743.75	A	Y	8	
2019-118C	Brandon Preserve	Hillsborough	James R. Hoover	TVC Development, Inc.	F	163	2,375,000.00	Y	N	Y	10	Y	Y	Y	123,319.85	A	Y	18	
2019-119C	Poinciana Crossing	Broward	Kenneth Naylor	APC Poinciana Crossing Development, LLC, HFS	F	113	2,882,000.00	Y	N	N	10	Y	Y	Y	141,043.33	A	Y	4	
2019-120C	Molly Crossing	Duval	James R. Hoover	TVC Development, Inc.	E, Non-A1F	100	1,685,000.00	Y	N	N	10	Y	Y	Y	142,612.27	A	Y	12	
2019-121C	Lofts at Brooklyn	Duval	James R. Hoover	TVC Development, Inc.	F	133	1,868,000.00	Y	N	Y	10	Y	Y	Y	161,327.27	A	Y	14	
2019-122C	Casa Sant'Angelo Apartments	Broward	Kenneth Naylor	Casa Sant'Angelo Development, LLC	E, Non-A1F	113	2,282,000.00	Y	N	N	10	Y	Y	Y	149,780.53	A	Y	22	
2019-123C	Hawthorne Park	Orange	Jonathan L. Wolf	Hawthorne Park Developer, LLC	E, Non-A1F	120	2,300,000.00	Y	N	Y	10	Y	Y	Y	140,700.76	A	Y	1	
<b>Ineligible Applications</b>																			
2019-102C*	Wetmoree Landings Senior Living	Orange	W. Scott Clup	AHP Developers, Inc.	E, Non-A1F	30	651,575.00	N	N	N	10	N	Y	Y	219,227.84	B	Y	7	
2019-103C	Camden Crossing	Hillsborough	W. Scott Clup	AHP Developers, Inc.	F	40	866,323.00	N	N	N	10	N	Y	Y	198,691.57	B	Y	6	
2019-104C*	Wetherbee Landings	Orange	W. Scott Clup	AHP Developers, Inc.	F	42	920,246.00	N	N	N	10	N	Y	Y	218,558.43	B	Y	5	
2019-105C	Lake Sherwood - Phase V	Orange	Jay P. Brock	Atlantic Housing Partners, LLC	F	30	647,793.00	N	N	N	10	Y	Y	Y	198,949.47	A	Y	20	
2019-107C	Camden Crossing Senior Living	Hillsborough	W. Scott Clup	AHP Developers, Inc.	E, Non-A1F	30	650,004.00	N	N	N	10	N	Y	Y	198,939.86	B	Y	16	
2019-109C	Springfield Plaza	Hillsborough	Matthew A. Rieger	HTG Springfield Developer, LLC	E, Non-A1F	96	1,997,491.00	N	N	N	10	Y	Y	Y	152,743.75	A	Y	13	
2019-113C	Village of Valor	Palm Beach	Kathy Makin-Lapsitz	CSW Holdings Florida, LLC	F	157	2,212,193.00	N	N	N	10	Y	Y	Y	123,966.71	A	Y	17	

\* Corporation Funding Per Set-Aside amounts were adjusted during scoring. This did not affect the AIB Leveraging Classification.