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

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

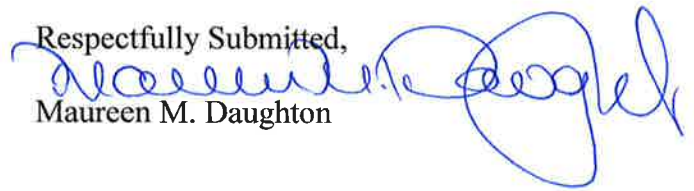
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FLORIDA HOUSING
FINANCE CORPORATION

RE: Notice of Intent to Protest, Request for Applications (RFA) 2018-111 Proposed Funding Selections and Rankings

Dear Corporation Clerk:

On behalf of Applicant, HTG Rock Ridge, Ltd., Application No. 2019-034C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2018-111 posted by Florida Housing Finance Corporation on February 1, 2019 at 9:20 a.m., concerning Housing Credit Financing for Affordable Housing Developments located in Miami-Dade County (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 2018-111
Board Approved Preliminary Awards**

Total HC Available for RFA	6,881,821.00
Total HC Allocated	6,780,850.00
Total HC Remaining	100,971.00

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Qualifies for the Geographic Area of Opportunity / HUD-designated SAODA Funding Goal?	Qualifies as a Non-Profit Applicant?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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One Family Applications that qualifies for the Geographic Area of Opportunity/HUD-designated SAODA Goal

2019-045C	Lucida	William Todd Raborn	The Richman Group of Florida, Inc.	F	108	1,875,000.00	Y	Y	N	15	Y	Y	Y	A	Y	7
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One Elderly / ALF or Non-ALF Application

2019-073C	Las Brisas Trace	Steve Provulis	EHDOC Development Services, LLC; Las Brisas Trace Developer, LLC	E, Non-ALF	119	2,635,850.00	Y	N	Y	15	Y	Y	Y	A	Y	1
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One Non-Profit Application

2019-058C	Cannery Row at Redlands Crossing	Steven C. Kirk	Rural Neighborhoods, Incorporated	E, Non-ALF	112	2,270,000.00	Y	N	Y	15	Y	Y	Y	A	Y	3
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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.

RFPA 2018-111 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Funding Amount	Eligible for Funding?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SMDA Funding goal?	Qualifies as a Non-Profit Applicant?	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	Lottery Number
Eligible Applications																	
2019-030C	Somerset Place	Matthew A. Rieger	HTG Somerset Developer, LLC	E, Non-ALF	100	2,204,000.00	Y	N	Y	15	Y	Y	Y	146,566.00	A	Y	37
2019-031C	Vineyard Villas	Nikol A. Inaridar	Vineyard Villas Developer, LLC	E, Non-ALF	75	1,495,000.00	Y	N	Y	15	Y	Y	Y	146,328.79	A	Y	26
2019-032C	Residences at Naranja Lakes	Robert G Hoskins	NuRock Development Partners, Inc.	E, Non-ALF	110	1,907,049.00	Y	N	N	15	Y	Y	Y	127,267.94	A	Y	5
2019-033C	Brownsville Transit Village V	Kenneth Naylor	ZPC Brownsville Village V Development, LLC; MSCDC Brownsville, V, LLC	E, Non-ALF	108	2,858,346.00	Y	N	Y	15	Y	Y	Y	160,000.01	B	Y	19
2019-034C	Rock Ridge	Matthew A. Rieger	HTG Rock Ridge Developer, LLC	E, Non-ALF	100	2,424,400.00	Y	N	Y	15	Y	Y	Y	146,566.00	A	Y	10
2019-035C	The Ambar	Elena M. Adams	Ambar3, LLC	E, Non-ALF	105	2,700,000.00	Y	N	N	15	Y	Y	Y	155,454.55	A	Y	2
2019-036C	Ambar Trail	Elena M. Adams	Ambar3, LLC	E, Non-ALF	100	2,000,000.00	Y	N	N	15	Y	Y	Y	146,818.18	A	Y	63
2019-037C	Ambar Club	Elena M. Adams	Ambar3, LLC; YFF Developer, LLC	F	105	2,700,000.00	Y	N	Y	15	Y	Y	Y	155,454.55	A	Y	16
2019-038C	State Miami	Matthew A. Rieger	HTG State Miami Developer, LLC	E, Non-ALF	105	2,545,620.00	Y	N	Y	15	Y	Y	Y	146,566.00	A	Y	29
2019-039C	Villa Valencia	Lewis Swezy	RS Development Corp.; Lewis V. Swezy	E, Non-ALF	134	2,882,000.00	Y	N	N	15	Y	Y	Y	148,597.01	A	Y	43
2019-040C	Ambar Club Residences	Elena M. Adams	Ambar3, LLC	E, Non-ALF	105	2,700,000.00	Y	N	N	15	Y	Y	Y	155,454.55	A	Y	45
2019-041C	The Metro	William Todd Fabbri	The Richman Group of Florida, Inc.; Corporation to Develop Commercial at Tampa, Inc.	E, Non-ALF	100	2,382,000.00	Y	N	Y	15	Y	Y	Y	144,002.73	A	Y	66
2019-042C	Stadium Tower	Lewis V. Swezy	RS Development Corp.; Lewis V. Swezy	E, Non-ALF	113	2,685,000.00	Y	N	N	15	Y	Y	Y	164,167.34	B	Y	27
2019-044C	The Melrose	William Todd Fabbri	The Richman Group of Florida, Inc.; Corporation to Develop Commercial at Tampa, Inc.	E, Non-ALF	91	2,200,000.00	Y	N	Y	15	Y	Y	Y	146,153.85	A	Y	39
2019-045C	Lucida	William Todd Fabbri	The Richman Group of Florida, Inc.	F	108	1,875,000.00	Y	Y	N	15	Y	Y	Y	127,446.34	A	Y	7
2019-046C	Pinetown Tower	Matthew A. Rieger	HTG Pinetown Tower Developer, LLC	F	118	2,860,792.00	Y	Y	N	15	Y	Y	Y	146,566.00	A	Y	49
2019-047C	Ambar Walk	Elena M. Adams	Ambar3, LLC	E, Non-ALF	95	1,900,000.00	Y	N	N	15	Y	Y	Y	146,818.18	A	Y	35
2019-048C	Santa Cruz Isles	Lewis Swezy	RS Development Corp.; Lewis V. Swezy	E, Non-ALF	134	2,882,000.00	Y	N	N	15	Y	Y	Y	148,597.01	A	Y	24

RFA 2018-111 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SDDA Funding Goal?	Qualifies as a Non-Profit Applicant?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Cap Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-049C	Sonoma Square	Matthew A. Rieger	HTG Sonoma Developer, LLC	E, Non-ALF	110	2,665,840.00	Y	N	Y	15	Y	Y	Y	146,566.00	A	Y	20
2019-051C	Aratum Ridge	Francisco Rojo	Landmark Development Corp.	F	110	2,625,000.00	Y	Y	N	15	Y	Y	Y	144,266.53	A	Y	59
2019-052C	Modello II	Gary J. Gorman	Gorman & Company, LLC Marais Development Paradeis, LLC	E, Non-ALF	114	1,940,000.00	Y	N	N	15	Y	Y	Y	124,924.24	A	Y	30
2019-054C	Courtside Apartments, Phase II	Matthew A. Rieger	AMC HTG 2 Developer, LLC	E, Non-ALF	118	2,860,792.00	Y	N	Y	15	Y	Y	Y	146,566.00	A	Y	34
2019-055C	Leicester Square	Matthew A. Rieger	HTG Leicester Developer, LLC	E, Non-ALF	110	2,665,840.00	Y	N	Y	15	Y	Y	Y	146,566.00	A	Y	46
2019-056C	Caribbean Isles	David O. Deutch	Pinnacle Communities, LLC South Miami Heights Community Development	F	108	2,882,000.00	Y	N	Y	15	Y	Y	Y	161,324.07	B	Y	36
2019-057C	Rosemary Cove	Matthew A. Rieger	HTG Rosemary Cove Developer, LLC	E, Non-ALF	118	2,860,792.00	Y	N	Y	15	Y	Y	Y	146,566.00	A	Y	53
2019-058C	Canney Row at Redlands Crossing	Steven C. Kirk	Rural Neighborhoods, Incorporated	E, Non-ALF	112	2,270,000.00	Y	N	Y	15	Y	Y	Y	148,784.50	A	Y	3
2019-059C	Parkview	William Todd Fabbri	The Richman Group of Florida, Inc.	F	99	2,450,000.00	Y	Y	N	15	Y	Y	Y	149,609.73	A	Y	18
2019-060C	Terrasas	William Todd Fabbri	The Richman Group of Florida, Inc., Corporation to Develop Communities of Tampa, Inc.	E, Non-ALF	105	2,400,000.00	Y	N	Y	15	Y	Y	Y	138,181.82	A	Y	11
2019-061C	Pinnacle Landings	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	114	2,882,000.00	Y	N	N	15	Y	Y	Y	152,893.33	A	Y	65
2019-062C	Casalina	Matthew A. Rieger	HTG Casalina Developer, LLC	F	79	1,915,276.00	Y	N	Y	15	Y	Y	Y	146,566.00	A	Y	47
2019-063C	Whaler's Cove	Francisco Rojo	Landmark Development Corp.	F	150	2,882,000.00	Y	Y	N	15	Y	Y	Y	141,043.33	A	Y	12
2019-064C	Courtside Apartments, Phase III	Matthew A. Rieger	AMC HTG 3 Developer, LLC	F	80	1,399,520.00	Y	N	Y	15	Y	Y	Y	146,566.00	A	Y	6
2019-066C	Healthcare Senior Housing	Steven Kirk	Rural Neighborhoods, Incorporated; Advanced-Affordable Development Corporation	E, Non-ALF	76	1,640,000.00	Y	N	Y	15	Y	Y	Y	149,090.91	A	Y	17
2019-067C	The Mosaic	Kenneth Naylor	APC The Mosaic Development, LLC; HEF Development LLC	E, Non-ALF	124	2,702,663.00	Y	N	Y	15	Y	Y	Y	160,000.03	B	Y	33
2019-068C	Orchid Pointe	Matthew A. Rieger	HTG Orchid Pointe Developer, LLC	E, Non-ALF	110	2,666,840.00	Y	N	Y	15	Y	Y	Y	146,566.00	A	Y	57
2019-071C	Metro Grande I	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	108	2,540,000.00	Y	N	N	15	Y	Y	Y	142,180.13	A	Y	58
2019-072C	Platform 3750 at Frankie Shannon Raffle Center	Mara S. Mades	Cornerstone Group Partners, LLC	F	76	1,785,000.00	Y	Y	N	15	Y	Y	Y	141,988.64	A	Y	31

RFPA 2018-111 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Family Demo and Qualifies for the Geographic Area of Opportunity / HUD-designated SANDA Funding Goal?	Qualifies as a Non-Profit Applicant?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Carp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-073C	Las Brisas Trace	Steve Protulis	EHDQC Development Services, LLC; Las Brisas Trace Developer, LLC	E, Non-ALF	119	2,635,850.00	Y	N	Y	15	Y	Y	Y	133,906.82	A	Y	1
2019-074C	Little River Flats	Steve Protulis	EHDQC Development Services, LLC; Little River Flats Developer, LLC	E, Non-ALF	110	2,392,500.00	Y	N	Y	15	Y	Y	Y	131,488.64	A	Y	15
2019-075C	San Cristobal	Steve Protulis	EHDQC Development Services, LLC; San Cristobal Developer, LLC	E, Non-ALF	127	2,730,500.00	Y	N	Y	15	Y	Y	Y	129,577.27	A	Y	8
2019-076C	Earlington Court	Steve Protulis	EHDQC Development Services, LLC; Earlington Court Developer, LLC	E, Non-ALF	142	2,880,000.00	Y	N	Y	15	Y	Y	Y	122,512.04	A	Y	42
2019-077C	Brisas del Rio Phase Two	Alberto Millo, Jr.	Brisas del Rio Phase Two Developer, LLC	E, Non-ALF	150	2,882,000.00	Y	N	N	15	Y	Y	Y	116,153.33	A	Y	23
2019-078C	Princeton Crossings	Lewis Swezy	RS Development Corp.; Lewis V. Swezy LLC	F	110	2,882,000.00	Y	Y	N	15	Y	Y	Y	158,590.91	B	Y	44
2019-079C	The Houston	Justin Wilson	908 Affordable I Developer, LLC	E, Non-ALF	75	1,475,000.00	Y	N	N	15	Y	Y	Y	135,878.79	A	Y	64
2019-080C	Sunset Pointe II	Mara S. Mades	Cornestone Group Partners, LLC; New Urban Development LLC	F	96	1,860,000.00	Y	N	Y	15	Y	Y	Y	142,230.11	A	Y	14
2019-081C	RUDG The Commons Phase Two	Alberto Millo, Jr.	RUDG The Commons Phase Two Developer, LLC	F	180	2,882,000.00	Y	Y	N	15	Y	Y	Y	138,277.78	A	Y	48
2019-082C	Town Center Phase Two	Alberto Millo, Jr.	Town Center Phase Two Developer, LLC	E, Non-ALF	80	1,580,000.00	Y	N	Y	15	Y	Y	Y	119,597.73	A	Y	32
2019-083C	The Wellington	Justin Wilson	908 Affordable II Developer, LLC	E, Non-ALF	156	2,882,000.00	Y	N	N	15	Y	Y	Y	135,518.59	A	Y	22
2019-084C	The Carrollton	Justin Wilson	908 Affordable III Developer, LLC	F	156	2,882,000.00	Y	Y	N	15	Y	Y	Y	135,518.59	A	Y	62
2019-085C	The Enclave at Rio	Joseph F. Chapman IV	Royal American Properties, LLC	E, Non-ALF	75	1,815,000.00	Y	N	N	15	Y	Y	Y	146,900.00	A	Y	50
2019-086C	The Promenade	Kenneth Naylor	APC The Promenade Development, LLC; HEF Development LLC	E, Non-ALF	130	2,833,437.00	Y	N	Y	15	Y	Y	Y	160,000.03	B	Y	51
2019-087C	Summer Gardens	Kenneth Naylor	APC Summer Gardens Development, LLC; HEF Development LLC	F	125	2,724,458.00	Y	Y	Y	15	Y	Y	Y	159,999.99	B	Y	61
2019-088C	Sierra Bay	Mara S. Mades	Cornestone Group Partners, LLC	E, Non-ALF	114	2,650,000.00	Y	N	N	15	Y	Y	Y	140,530.30	A	Y	28
2019-090C	Berkeley Place	Matthew A. Rieger	HTR Berkeley Developer, LLC	F	110	2,665,840.00	Y	Y	Y	15	Y	Y	Y	146,566.00	A	Y	25
2019-091C	Strrup Plaza Phase Three	Alberto Millo, Jr.	Strrup Plaza Phase Three Developer, LLC	F	120	2,750,000.00	Y	Y	N	15	Y	Y	Y	138,541.67	A	Y	55
2019-092C*	Liberty Square Elderly	Alberto Millo, Jr.	Liberty Square Elderly Developer, LLC	E, Non-ALF	120	2,100,000.00	Y	N	N	15	Y	Y	Y	128,465.91	A	Y	21

RFA 2018-111 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Funding Amount	Eligible for Funding?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SMDA Funding Goal?	Qualifies as a Non-Profit Applicant?	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	Florida Lottery Number
2019-093C	District Flats	Steve Protulis	EHDQC Development Services, LLC; District 15 Developer, LLC	E, Non-ALF	100	2,175,000.00	Y	N	Y	15	Y	Y	Y	131,488.64	A	Y	40
2019-094C	Brisas del Este Apartments	Alberto Milla, Jr.	Brisas del Este Apartments Developer, LLC	E, Non-ALF	150	2,882,000.00	Y	N	N	15	Y	Y	Y	116,153.33	A	Y	67
2019-095C	Northside Transit Village V	Kenneth Naylor	Northside Property V Development, LLC	E, Non-ALF	108	2,858,346.00	Y	N	Y	15	Y	Y	Y	160,000.01	B	Y	13
2019-098C	Northside Transit Village III	Kenneth Naylor	Northside Property III Development, LLC	F	108	2,858,346.00	Y	N	Y	15	Y	Y	Y	160,000.01	B	Y	38
2019-099C	Quail Roost Transit Village I	Kenneth Naylor	Quail Roost Development, LLC	F	120	2,858,346.00	Y	N	Y	15	Y	Y	Y	160,000.01	B	Y	41

Ineligible Applications:

2019-043C	Harbour Springs	Lewis Swezy	RS Development Corp.; Lewis V. Swezy	F	158	2,882,000.00	N	Y	N	15	Y	Y	Y	133,901.90	A	Y	52
2019-050C	Serenity Grove	Oliver Gross	Serenity Grove Developers, LLC	E, Non-ALF	100	2,217,000.00	N	N	N	15	Y	Y	Y	179,022.75	B	Y	4
2019-053C	City Terrace	Willie Logan	Opalbeck Community Development Corporation, Inc	F	90	1,925,000.00	N	N	Y	15	Y	Y	Y	129,305.56	A	Y	60
2019-065C	The Villages Apartments, Phase II	Oliver Gross	Villages II Developers, LLC	F	120	2,882,000.00	N	N	N	15	Y	Y	Y	165,933.33	B	Y	9
2019-070C	Superior Manor Apartments II	Oliver Gross	SMA II Developers, LLC	F	76	2,379,791.00	N	N	N	15	Y	Y	Y	229,866.18	B	Y	54
2019-089C	Solimar	Mara S. Mades	Cornerstone Group Partners, LLC; Florida Community Development Corporation	F	160	2,882,000.00	N	N	Y	15	Y	Y	Y	132,228.13	A	Y	56

*Corporation Funding Per Set-Aside Amount was corrected during scoring from the Application Submitted Report. This did not affect the A/B Leveraging.

On February 1, 2019, 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.