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March 27, 2019

Via E-mail

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
CorporationClerk@floridahousing.org

Re: RFA 2019-105 Housing Credit Financing to Provide Affordable Multifamily Rental Housing that is Part of Local Revitalization Initiative

Notice of Protest by The Vistas at Fountainhead Limited Partnership
Applicant for Application No. 2019-388C, Vistas at Fountainhead

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, The Vistas at Fountainhead Limited Partnership ("Vistas"), Applicant for Application No. 2019-388C in RFA 2019-105, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2019-105, as approved by the Corporation's Board of Directors on Friday, March 22, 2019. These spreadsheets were posted on the Corporation's website on Friday, March 22, 2019, at 10:42 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

Vistas will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

M. Christopher Bryant
Counsel for The Vistas at Fountainhead –
Limited Partnership
Applicant for Application No. 2019-388C

cc: Hugh Brown, General Counsel (by e-mail only - Hugh.Brown@floridahousing.org)

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**RFA 2019-105
Board Approved Preliminary Awards**

Total HC Available for RFA	2,880,000
Total HC Allocated	2,375,000
Total HC Remaining	505,000

Application Number	Name of Development	County	Authorized Principal Representative	Operational Contact Person	Name of Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Total Points	QCT Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Qualifying Financial Assistance Funding Preference	Florida Job Creation Preference	Lottery Number
2019-379C	Lincoln Village Apartments	Manatee	Richard L. Higgins	Brian Evjen	Norstar Development USA, LP	F	50	1,180,000	Y	103	Y	Y	Y	B	0.00	Y	10
2019-392C	Winchester Place	Seminole	Jonathan L. Wolf	Jennie D. Lagmay	Winchester Place Developer, LLC SMA Development, LLC	F	58	1,195,000	Y	92	Y	Y	Y	A	0.00	Y	5

On March 22, 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.

RFA 2019-105 Board Approved Scoring Results

Application Number	Name of Development	County	Authorized Principal Representative	Operational Contact Person	Name of Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Total Points	QCT Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Quantifying Financial Assistance	Florida Job Creation Preference	Lottery Number
Eligible Applications																		
2019-375C	Madison Moor	Alachua	Patrick E. Law	Stacy Banach	American Residential Communities, LLC	E, Non-ALE	52	1,195,000	Y	83	Y	Y	Y	187,644.63	A	0.00	Y	18
2019-376C	Madison Highlands	Hillsborough	Patrick E. Law	Stacy Banach	American Residential Communities, LLC	E, Non-ALE	102	2,375,000	Y	90	Y	Y	Y	182,323.23	A	1,111.11	Y	17
2019-378C	Lofts at Cathedral	Duval	James R. Hoover		TVC Development, Inc.	F	108	1,868,000	Y	93	Y	Y	Y	150,071.88	A	0.00	Y	9
2019-379C	Lincoln Village Apartments	Manatee	Richard L. Higgins	Brian Elyen	Norstar Development USA, LP	F	50	1,180,000	Y	103	Y	Y	Y	192,494.95	B	0.00	Y	10
2019-380C	The Pines at Town Center	Flagler	Matthew A. Rieger	Scott A. Orsman	HTG Pines Developer, LLC	F	100	1,685,000	Y	84	Y	Y	Y	167,779.14	A	0.00	Y	7
2019-381C	Twin Lakes Estates - Phase III	Polk	Matthew A. Rieger	Scott A. Orsman	HTG Twin Lakes III Developer, LLC Polk County Housing Developers, Inc.	F	86	1,685,000	Y	90	Y	Y	Y	182,836.25	A	5,456.73	Y	6
2019-382C	The Addison Phase II	Manatee	Matthew A. Rieger	Scott A. Orsman	HTG Addison II Developer, LLC	F	60	1,195,000	Y	97	Y	Y	Y	187,297.14	A	0.00	Y	2
2019-383C	WROG T3D	Hillsborough	Leroy Moore	Alberto Milob Jr.	WHDG T3D Developer, LLC	F	118	2,375,000	Y	95	Y	Y	Y	156,064.72	A	0.00	Y	14
2019-385C	Quail Root Transk Village II	Miami-Dade	Kenneth Naylor	Elizabeth Wong	Quail Root II Development, LLC	E, Non-ALE	132	2,880,000	Y	90	Y	Y	Y	185,222.44	A	0.00	Y	12
2019-386C	Quail Root Transk Village I	Miami-Dade	Kenneth Naylor	Elizabeth Wong	Quail Root I Development, LLC	F	70	1,195,000	Y	96	Y	Y	Y	147,435.06	A	0.00	Y	8
2019-387C	Federal Apartments Phase I	Broward	Edward S. Taylor	Darren Smith	SHG Development, LLC and Fairfield Federal Developer, LLC	F	106	2,342,239	Y	85	Y	Y	Y	171,941.64	A	1,176.47	Y	3
2019-390C	St. Peter Claver Place	Lee	Eric C. Miller	Michael Allan	National Development of America, Inc St. Peter Claver Developer, Inc. Catalyst Community Development, LLC	F	80	1,550,000	Y	82	Y	Y	Y	158,033.46	A	0.00	Y	15
2019-391C	Berkeley Landing	Palm Beach	Jonathan L. Wolf	Jennie D. Lagmay	Berkeley Landing Developer, LLC	E, Non-ALE	118	2,375,000	Y	86	Y	Y	Y	162,940.74	A	0.00	Y	16
2019-392C	Winchester Place	Seminole	Jonathan L. Wolf	Jennie D. Lagmay	Winchester Place Developer, LLC SHA Development, LLC	F	58	1,195,000	Y	92	Y	Y	Y	165,516.72	A	0.00	Y	5
Ineligible Applications																		
2019-377C	Parramore Oaks Phase Two	Orange	Paula McDonald Rhodes	Richard E. Cavalleri	Invictus Development, LLC Royal American Development, Inc. ADC Communities, LLC Kiss & Company, Inc.	F	91	2,022,492	N	96	Y	Y	Y	206,207.36	B	0.00	Y	13
2019-384C	City Terrace	Miami-Dade	Willie Logan	Agustin Dominguez	Opa-Iochia Community Development Corporation, Inc.	F	90	2,100,000	N	52	Y	Y	Y	141,060.61	A	0.00	Y	11
2019-388C	Vistas at Fountainhead	Volusia	Donald W. Patton	Scott Deaton	BCP Development 18 LLC	F	88	1,325,000	N	95	Y	Y	Y	140,178.98	A	0.00	Y	1
2019-389C*	Grand Oaks	Pinellas	Richard Higgins	Brian Elyen	Norstar Development USA, LP PCHA Development, LLC	F	86	1,436,000	N	93	N	Y	Y	218,610.14	B	0.00	Y	4

* HC Request Amount was adjusted during scoring, which also adjusted the Corporation Funding Per Set-Aside Amount

On March 22, 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.