



OERTEL,
FERNANDEZ,
BRYANT &
ATKINSON, P.A.

MAILING ADDRESS: POST OFFICE BOX 1110 | TALLAHASSEE, FLORIDA 32302-1110

OFFICES: 2060 DELTA WAY | TALLAHASSEE, FLORIDA 32303

PHONE: 850-521-0700 | FAX: 850-521-0720 | WWW.OHFC.COM

ATTORNEYS:

TIMOTHY P. ATKINSON
SIDNEY C. BIGHAM III
M. CHRISTOPHER BRYANT
ANGELA FARFORD
SEGUNDO J. FERNANDEZ
KENNETH G. OERTEL
TIMOTHY J. PERRY

OF COUNSEL:

C. ANTHONY CLEVELAND

May 15, 2019

Via E-mail

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

RECEIVED
19 MAY 15 AM 9:24
FLORIDA HOUSING
FINANCE CORPORATION

Re: RFA 2019-109 HOME Financing for Rental Developments in Hurricane Michael Impacted Counties and in Rural Areas

Notice of Protest by Marianna Crossings, LLC
Applicant for Application No. 2019-406H, Marianna Crossings, Jackson County

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Marianna Crossings, LLC, Applicant for Application No. 2019-406H in RFA 2019-109, 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 2019-109, as approved by the Corporation's Board of Directors on Friday, May 10, 2019. These spreadsheets were posted on the Corporation's website on Friday, May 10, 2019, at 11:25 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

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

Sincerely,

M. Christopher Bryant
Counsel for Marianna Crossings, LLC
Applicant for Application No. 2019-406H

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

RFA 2019-109 – Board Approved Preliminary Awards

Total HOME Available for RFA	30,000,000.00
Total HOME Allocated	32,939,566.02
Total HOME Remaining	(2,939,566.02)

Application Number	Name of Development	Name of Applicant	Name of Developers	County	Total Units	Demo. Commitment	HOME Request Amount	Eligible for Funding?	Tier 1 or 2?	Points	Qualified for CHDO?	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
2019-400H	Gateway Manor	Paces Gateway Manor, LLC	The Paces Foundation, Inc.	Gulf	26	F	4,700,000.00	Y	1	5	N	Y	Y	97.27%	1.06%	N	17
2019-401HB	Tupelo Park Apartments	Tupelo Park, LP	The Paces Foundation, Inc.	Bay	47	F	4,300,000.00	Y	1	5	N	Y	Y	86.00%	1.16%	Y	9
2019-404H	Tranquility at Hope School	East Lake Florida 2, LLC	Timshel Development Partners, LLC and ELCD Jackson Development, LLC	Jackson	30	F	4,479,000.00	Y	1	5	N	Y	Y	89.58%	N/A	N	2
2019-407H	Barry's Bungalows	Affordable Housing Solutions for Florida, Inc.	Affordable Housing Solutions for Florida, Inc.	Gulf	27	F	4,964,675.13	Y	1	5	Y	Y	Y	99.29%	0.60%	N	11
2019-408H	Greys Place	Affordable Housing Solutions for Florida, Inc.	Affordable Housing Solutions for Florida, Inc. Panhandle Affordable II, LLC	Wakulla	27	F	4,970,890.89	Y	1	5	Y	Y	Y	99.42%	0.60%	N	4
2019-411HB	Hilltop Pointe	Hilltop Pointe, LP	Royal American Properties, LLC	Bay	50	F	4,925,000.00	Y	1	5	N	Y	Y	98.50%	N/A	Y	8
2019-417HB	Matthew Commons	SP Commons LLC	Southport Development, Inc., a WA corporation doing business as Southport Development Services, Inc.	Bay	38	F	4,600,000.00	Y	1	5	N	Y	Y	92.00%	N/A	Y	10

On May 10, 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 2019-109 – Board Approved Scoring Results

Application Number	Name of Development	Name of Applicant	Name of Developers	County	Total Units	Demo. Commitment	HOMR Request Amount	MMRB Request	Non-Competitive HC Request	Total Match Amount	Eligible for Funding?	Tier 1 or 2?	Points	Qualified for CHDO?	HOMR Funding Experience Preference	Previous Affordable Housing Experience	Eligible HOMR Request as % of Maximum	Match as % of HOMR request amount	Florida Job Creation Preference	Lottery
Eligible Applications																				
2019-399H	Paradise Palms	Highlands County Housing Authority, Inc.	Highlands County Housing Authority, Inc. GHD Construction Services, Inc.	Highlands	50	F	5,000,000.00	-	-	0	Y	2	5	N	Y	Y	100.00%	N/A	Y	20
2019-400H	Gateway Manor	Paces Gateway Manor, LLC	The Paces Foundation, Inc.	Gulf	26	F	4,700,000.00		50,000		Y	1	5	N	Y	Y	97.27%	1.06%	N	17
2019-401HB	Tupelo Park Apartments	Tupelo Park, LP	The Paces Foundation, Inc.	Bay	47	F	4,300,000.00	8,200,000	426,748.00	50,000	Y	1	5	N	Y	Y	86.00%	1.16%	Y	9
2019-402H	Pine Breeze Apts.	Workforce Housing Ventures, Inc.	Workforce Housing Ventures, Inc. GHD Construction Services, Inc.	Flagler	50	F	5,000,000.00	-	-	0	Y	2	5	N	Y	Y	100.00%	N/A	Y	13
2019-404H	Tranquility at Hope School	East Lake Florida 2, LLC	Timshel Development Partners, LLC and ELCD Development, LLC	Jackson	30	F	4,479,000.00				Y	1	5	N	Y	Y	89.58%	N/A	N	2
2019-405HB	Springfield Crossings	Springfield Crossings, LLC	Springfield Crossings Developer, LLC Judd Roth Real Estate Development, Inc.	Bay	60	F	5,000,000.00	6,700,000	498,825.00		Y	1	5	N	Y	Y	100.00%	N/A	Y	18
2019-406H	Marianna Crossings	Marianna Crossings, LLC	Marianna Crossings Developer, LLC Design Consortium Development, LLC	Jackson	30	F	5,000,000.00				Y	1	5	N	Y	Y	100.00%	N/A	N	7
2019-407H	Barry's Bungalows	Affordable Housing Solutions for Florida, Inc	Affordable Housing Solutions for Florida, Inc.	Gulf	27	F	4,964,675.13				Y	1	5	Y	Y	Y	99.29%	0.60%	N	11
2019-408H	Greys Place	Affordable Housing Solutions for Florida, Inc	Affordable Housing Solutions for Florida, Inc. Parhandle Affordable II, LLC	Wakulla	27	F	4,970,890.89				Y	1	5	Y	Y	Y	99.42%	0.60%	N	4
2019-411HB	Hilltop Pointe	Hilltop Pointe, LP	Royal American Properties, LLC	Bay	50	F	4,925,000.00	5,100,000	297,134.00		Y	1	5	N	Y	Y	98.50%	N/A	Y	8
2019-417HB	Matthew Commons	SP Commons LLC	Southport Development, Inc., a WA corporation doing business as Southport Development Services, Inc.	Bay	38	F	4,600,000.00	6,800,000	315,000.00	0	Y	1	5	N	Y	Y	92.00%	N/A	Y	10

RFA 2019-109 – Board Approved Scoring Results

Application Number	Name of Development	Name of Applicant	Name of Developers	County	Total Units	Demo. Commitment	HOME Request Amount	MMRB Request	Non-Competitive HC Request	Total Match Amount	Eligible for Funding?	Tier 1 or 2?	Points	Qualified for CHDO?	HOME Funding Experience Preference	Previous Affordable Housing Experience	Funding Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
Ineligible Applications																					
2019-403H	Cottondale Pointe East	Cottondale Pointe East LP	Royal American Properties, LLC	Jackson	26	F	4,860,000.00				N*	1	5	N	Y	Y	Y	97.20%	N/A	N	5
2019-409H	Cottondale Pointe West	Cottondale Pointe West LP	Royal American Properties, LLC	Jackson	26	F	4,860,000.00				N*	1	5	N	Y	Y	Y	97.20%	N/A	N	1
2019-410HB	Northshore Pointe East	Northshore Pointe East LP	Royal American Properties, LLC	Bay	50	F	4,925,000.00	5,300,000	300,372.00		N*	1	5	N	Y	Y	Y	98.50%	N/A	Y	12
2019-412HB	Northshore Pointe West	Northshore Pointe West LP	Royal American Properties, LLC	Bay	50	F	4,925,000.00	5,300,000	300,372.00		N*	1	5	N	Y	Y	Y	98.50%	N/A	Y	3
2019-413H	Jordan Bayou	MHP Jordan Bayou, LLC	Jordan Bayou Developer, LLC Shear Development Company, LLC Heartland Development Group, LLC	Franklin	50	F	4,998,000.00				N	1	5	N	Y	Y	Y	99.96%	N/A	Y	19
2019-414H	Thomas Pines	Ad Meliora Community Development, Inc.	Ad Meliora Community Development, Inc.	Jackson	32	F	4,500,000.00			5,000	N	1	5	Y	N	Y	Y	90.00%	0.11%	N	14
2019-415H	Marianna Arms Apartments	Marianna Arms Manager LLC	Marianna Arms Developer LLC	Jackson	30	F	4,799,700.00				N	1	5	N	Y	Y	Y	95.99%	N/A	N	16
2019-416H	The Vine - DR	The Wright Foundation, Inc	Emory Peacock dba/ Grant Peacock Inc. The Wright Foundation Inc	Jackson	24	F	4,990,380.00			1,500,000	N	1	0	N	N	N	N	100.00%	33.81%	N	6
2019-418HB	Bid-A-Wee Apartments	Bid-A-Wee Manager LLC	Bid-A-Wee Developer LLC	Bay	110	F	5,000,000.00	10,000,000	722,713.00		N	1	5	N	Y	Y	Y	100.00%	N/A	Y	15

On May 10, 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.