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FLORIDA HOUSING  
FINANCE CORPORATION

May 15, 2019

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 2019-109, 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. 2019-413H, MHP Jordan Bayou, LLC, files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on May 10, 2019, concerning Request for Applications ("RFA") 2019-109, HOME Financing to be Used for Rental Developments in Hurricane Michael Impacted Counties and in Rural Areas.

A copy of the Board's preliminary awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the scoring results approved by the Board, 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,

Donna E. Blanton

**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	57.27%	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	Timland 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.	Sulf	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.	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	Mathew 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	HOME Request Amount	MMRB Request	Non-Competitive HC Request	Total Match Amount	Eligible for Funding?	Tier 1 or 2?	Points	Qualified for CHDO7	HOME Funding Experience Preference	Previous Affordable Housing Experience Preference	Funding Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
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	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	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	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	Y	100.00%	N/A	Y	13
2019-404H	Franquility 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	Y	89.58%	N/A	N	2
2019-405HB	Springfield Crossings	Springfield Crossings, LLC	Springfield Crossings Developer, LLC Judith Roth Real Estate Development, Inc.	Bay	60	F	5,000,000.00	6,700,000	498,825.00		Y	1	5	N	Y	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	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	Y	99.29%	0.60%	N	11
2019-408H	Greyes 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	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	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	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	HOMC Request Amount	MMRB Request	Non-Competitive HC Request	Total Match Amount	Eligible for Funding?	Tier 1 or 2?	Points	Qualified for CHDO?	HOMC Funding Preference	Previous Affordable Housing Experience	Funding Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
<b>Ineligible Applications</b>																					
2019-403H	Cotondale Pointe East	Cotondale 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	Cotondale Pointe West	Cotondale 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 Mellora Community Development, Inc	Ad Mellora 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.