



J. Timothy Schulte, Esquire
tschulte@zkslawfirm.com

March 10, 2020

Via Hand Delivery and
Via Electronic Mail: CorporationClerk@floridahousing.org
Corporation Clerk
Florida Housing Finance Corporation
227 N. Bronough St., Ste. 5000
Tallahassee, FL 32301

RECEIVED
20 MAR 10 PM 2:20
FLORIDA HOUSING
FINANCE CORPORATION

Re: RFA 2019-113 Housing Credit Financing for Affordable Housing
Developments Located in Medium and Small Counties ("the RFA") - Notice of
Protest

Dear Corporation Clerk:

On behalf of Applicant Madison Oaks East, LLC, Application No. 2020-204C ("Madison Oaks East") and Developer ARC 2019, LLC, ("ARC"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110 and 67-60.009, Florida Administrative Code and the RFA. Madison Oaks East and ARC protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the scoring, ranking and selection of applications in the RFA, including but not limited to those applications selected for funding as identified in the notice of intended decision. (See Board Approved Preliminary Awards attached as Exhibit "A.")

This Notice is being filed within 72 hours (not including weekends) of the posting of the notice of intended decision on the Corporation's website on Friday, March 6, 2020 at 9:35 a.m. Madison Oaks East and ARC reserve the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Madison Oaks East's and ARC's ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Please acknowledge receipt of this filing by stamping the date and time on the enclosed copy of this letter.

Very truly yours,

J. Timothy Schulte

JTS/jle

Encl.

cc: Madison Oaks East
ARC
Sarah Pape, Esq.

RFA 2019-113 - Board Approved Preliminary Awards

Total HC for Medium Counties in RFA	14,805,028.00
Total HC Allocated to Medium Counties	14,834,801.00
Plus Unallocated Small County funding	94,374.00
Total HC for Medium Counties Remaining	64,601.00

Total HC for Small Counties in RFA	1,413,414.00
Total HC Allocated to Small Counties	1,319,040.00
Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo.	Total Units	Competitive HC Request Amount	Qualifies for the Revitalization Goal?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADD Funding Goal?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	---	--------------------	-------	-------------	-------------------------------	--	--	--	--------------	------------------------------	--	---	---------------------------	---------------------------------	----------------

Goal to fund one Application that qualifies for the Local Community Revitalization Initiative Goal

2020-311C	Westside Phase I	Volusia	M	Darren Smith	New Smyrna Beach Redevelopment Partners, LLC; NSBHDC Developer, LLC	E, Non-ALF	80	1,638,559	Y	Y	N	10	Y	Y	Y	A	Y	6
-----------	------------------	---------	---	--------------	---	------------	----	-----------	---	---	---	----	---	---	---	---	---	---

Goal to fund four Applications that qualify for the Local Government Area of Opportunity Goal

2020-212C	Retreat at Cocoa Commons	Brevard	M	Sam Johnston	Arbour Valley Development, LLC	E, Non-ALF	96	1,678,000	N	Y	N	10	Y	Y	Y	A	Y	1
2020-202C	Diplomat South	Lee	M	Darren Smith	SHAG Diplomat South, LLC; LCHA Developer, LLC	F	80	1,638,559	N	Y	N	10	Y	Y	Y	A	Y	14
2020-313C	Amaryllis Park Place II	Sarasota	M	Darren Smith	Amaryllis II Fortis Development, LLC; SHA Affordable Development, LLC	F	82	1,679,523	Y	Y	N	10	Y	Y	Y	A	Y	48
2020-173C	Tranquility at Milton	Santa Rosa	M	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	72	1,200,000	N	Y	N	10	Y	Y	Y	A	Y	56

Goal to fund two Family Demographic Applications that qualify for the Geographic Area of Opportunity / HUD-designated SADD Funding Goal

2020-239C	Bryce Landing	Clay	M	Matthew A. Rieger	HTG Bryce Landing Developer, LLC	F	96	1,698,624	N	N	Y	10	Y	Y	Y	A	Y	3
2020-308C	Oak Park Villas	Polk	M	Matthew A. Rieger	HTG Oak Villas Developer, LLC	F	96	1,698,624	N	N	Y	10	Y	Y	Y	A	Y	9

Small County Applications

2020-335C	Weldon Crossings	Bradford	S	Christopher Savino	Weldon Crossings Developer, LLC; N Vision Communities, Inc.	F	70	1,319,040	N	N	Y	10	Y	Y	Y	A	Y	24
-----------	------------------	----------	---	--------------------	---	---	----	-----------	---	---	---	----	---	---	---	---	---	----

Remaining Medium County Applications

2020-247C	Edgewood Parc	Bay	M	Matthew A. Rieger	HTG Edgewood Developer, LLC	E, Non-ALF	86	1,690,760	N	N	N	10	Y	Y	Y	A	Y	2
2020-250C	Shoreline Villas	Okaloosa	M	Matthew A. Rieger	HTG Shoreline Developer, LLC	E, Non-ALF	72	1,158,152	N	N	N	10	Y	Y	Y	A	Y	5
2020-304C	Arbours at Merrillwood I	Alachua	M	Sam Johnston	Arbour Valley Development, LLC; Alachua Housing Developer, LLC	E, Non-ALF	40	754,000	N	N	N	10	Y	Y	Y	A	Y	12

On March 6, 2020, 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.

