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March 11, 2020

Via Electronic Filing

Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street  
Suite 5000  
Tallahassee, Florida 32301

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20 MAR 11 AM 8:18  
FLORIDA HOUSING  
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2019-114, 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. 2020-362C, Northwest Properties VI, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation (“FHFC”) Board of Directors on March 6, 2020, concerning Request for Applications (“RFA”) 2019-114, Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach and Pinellas Counties.

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 2019-114 Board Approved Preliminary Awards

Total HC Available for RFA	18,104,643.00
Total HC Allocated	15,077,000.00
Total HC Remaining	3,027,643.00

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo. Commitment	Total Units	HC Funding Amount	Eligible for Funding?	Development Is In Duval County or Palm Beach County and serves the Family Demographic Commitment, and qualifies for the Geographic Area of Opportunity/SAODA Goal	Qualifies for the Local Government Area of Opportunity	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
<b>Duval County Application (with a preference for Application that it serves the Family Demographic Commitment and qualifies for the Geographic Area of Opportunity/SAODA Funding Goal)</b>																		
2020-372C*	Lots at Murray Hill	Duval	James R. Hoover	TVC Development, Inc	F	117	1,858,000	Y	Y	N	N	10	Y	Y	Y	A	Y	19
<b>Palm Beach County Application (with a preference for Application that it serves the Family Demographic Commitment and qualifies for the Geographic Area of Opportunity/SAODA Funding Goal)</b>																		
2020-369C	Wells Landing	Palm Beach	Lewis V. Swesz	RS Development Corp. Lewis V. Swesz	F	124	1,980,000	Y	Y	Y	N	10	Y	Y	Y	A	Y	1
<b>Broward County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)</b>																		
2020-371C	Sonata	Broward	Mara S. Mades	Cornerstone Group Partners, LLC; The PCC Community Development, LLC	F	121	2,882,000	Y	N	Y	Y	10	Y	Y	Y	A	Y	3
<b>Hillsborough County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)</b>																		
2020-366C	Medison Highlands	Hillsborough	Patrick E. Law	ABC 2019, LLC; New South Residential, LLC	E; Non-ALF	102	2,180,000.00	Y	N	Y	N	10	Y	Y	Y	A	Y	2
<b>Orange County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)</b>																		
2020-467C	Mudson Landing	Orange	Patrick E. Law	ABC 2019, LLC; New South Residential, LLC	E; Non-ALF	110	2,375,000.00	Y	N	Y	N	10	Y	Y	Y	A	Y	7
<b>Pinellas County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)</b>																		
2020-353C	The Shores	Pinellas	William Todd Fabbri	The Berman Group of Florida, Inc.	F	51	910,000	Y	N	Y	N	10	Y	Y	Y	A	Y	13
<b>Broward County Application (with a preference for Application from a Non-Profit Applicant, if not already met above)</b>																		
2020-363C	Casa Sant'Angelo Apartments	Broward	Kenneth Naylor	Casa Sant'Angelo Development, LLC	E; Non-ALF	113	2,882,000	Y	N	N	Y	10	Y	Y	Y	A	Y	5

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 Applicants for funding and invite the Applicants to enter credit underwritten. Any unsuccessful Applicant may file a notice of protest, and a formal written protest in accordance with Section 120.57(3), Fla. Stat., 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.

EXHIBIT A

RFA 2019-114 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible for Franchising?	Development is in Dual County or Palm Beach County and meets the Franchise Demographic Commitment and Qualifies for the Geographic Area of Opportunity Funding/SAODA Goal	Qualifies for the Local Government Area of Opportunity	Qualifies as a Non-Profit Applicant?	Total Points	Priority Funding Preference	Per Unit Construction Funding Preference	Development Category Preference	Total Corp Funding Per Set Aside	Leveraging Classification	Florida Job Creation Preference	Legacy Number
<b>Multiple Applications</b>																			
2019-155C	Solara Apartments	Broward	Mona S. Moses	Cometwide Group Partners, LLC, The Residential Division of	F	78	2,270,000	Y	N	Y	Y	10	Y	Y	NC	150,402.05	A	Y	11
2019-162C	Principle at La Cabana	Broward	David O. Douch	Principle Communities, LLC	E, Non-ALT	110	2,982,000	Y	N	Y	N	10	Y	Y	NC	142,171.68	A	Y	13
2019-151C	The Shores	Palm Beach	William Dodd Gibson	The Richman Group of Florida, Inc.	F	51	910,000	Y	N	Y	N	10	Y	Y	NC	135,607.84	A	Y	23
2019-154C	Lehigh Place	Broward	Melissa A. Regier	University Station I Development, LLC	E, Non-ALT	110	2,882,000	Y	N	Y	Y	10	Y	Y	NC	146,021.13	A	Y	22
2019-155C	Mount Sherman Apartments	Broward	Melissa A. Regier	University Station I Development, LLC	E, Non-ALT	100	2,882,000	Y	N	N	N	10	Y	Y	NC	148,341.76	A	Y	26
2019-157C	Blanche Ely Homes	Broward	Matthew A. Regier	HTG Blanche Ely Development, LLC, BNC Ely Homes, LLC	F, Non-ALT	102	2,608,686	Y	N	N	Y	10	Y	Y	NC	151,999.05	A	Y	25
2019-158C	141 Low	Broward	Sean Paulin	F41 Low Developer, LLC	F	125	52,382,000	Y	N	Y	N	10	Y	Y	NC	138,448.68	B	Y	14
2019-159C	Blue Dolphin Tower	Palm Beach	Sharon Wilson	Blue Sky Developer, LLC	F	81	1,664,000	Y	N	Y	N	10	Y	Y	NC	140,215.11	A	Y	24
2019-160C	Poplar Grove at Waterline Phase 1	Orange	Timothy B. Smetra	New Affordable Housing Partners, LLC, CBK	F	144	2,375,000	Y	N	Y	N	10	Y	Y	NC	173,285.66	B	Y	20
2019-161C	Island Low Apartments	Palm Beach	Garrison Smith	SHAG Island Cove, LLC	F	54	1,177,774	Y	Y	N	Y	10	Y	Y	NC	152,499.92	B	Y	9
2019-162C	Northwest Gardens VI	Broward	Kenneth Naylor	ARC Northwest Properties VI Development, LLC, BEF	F	114	2,882,000	Y	N	N	Y	10	Y	Y	NC	150,248.27	A	Y	12
2019-163C	Casa San Angelo Apartments	Broward	Kenneth Naylor	Casa San Angelo Development, LLC	E, Non-ALT	113	2,882,000	Y	N	N	Y	10	Y	Y	NC	158,397.21	A	Y	5
2019-164C	Savanna Commons III	Broward	Anne Castro	ARC Savanna Commons III Development, LLC, BNC	F	75	1,543,000	Y	N	Y	Y	10	Y	Y	NC	129,466.67	A	Y	10
2019-165C	Empire Preserve	Broward	Matthew A. Regier	HTG Preserve Developer, LLC	F	80	1,975,308	Y	N	N	Y	10	Y	Y	NC	151,999.05	A	Y	8
2019-166C	Melanie Highlands	Hillsborough	Patrice E. Law	ARC 2019, LLC, New South Residential, LLC	E, Non-ALT	102	2,180,000.00	Y	N	N	N	10	Y	Y	NC	136,442.35	A	Y	2
2019-167C	Madison Landing	Orange	Patrice E. Law	ARC 2019, LLC, New South Residential, LLC	F, Non-ALT	110	2,275,000.00	Y	N	Y	N	10	Y	Y	NC	141,222.73	A	Y	7
2019-168C	Brandon Preserve	Hillsborough	James H. Hoover	TVC Development, Inc.	F	100	2,375,000	Y	N	Y	N	10	Y	Y	NC	125,632.10	A	Y	16
2019-169C	Wells Landing	Palm Beach	Levy V. Szwed	RS Development Corp, Lewis V. Szwed	F	124	1,580,000	Y	Y	Y	N	10	Y	Y	NC	121,354.94	A	Y	1
2019-170C	Pembroke Tower II	Broward	J. David Page	Southport Development, Inc., a WA Corporation doing business as The PCC Community	E, Non-ALT	88	2,150,000	Y	N	N	N	10	Y	Y	NC	133,193.45	A	Y	6
2019-171C	Iron Hill	Broward	Maria S. Mabeles	Commonwealth Group Partners, LLC, The PCC Community	F	121	2,882,000	Y	N	N	N	10	Y	Y	NC	140,511.08	A	Y	3
2019-172C	Hills at Murray Hill	Duval	James H. Hoover	TVC Development, Inc.	F	117	1,668,000	Y	Y	N	N	10	Y	Y	NC	132,381.92	A	Y	19
2019-173C	Clear Station	Duval	J. David Page	Southport Development, Inc., a WA Corporation doing business as The PCC Community	F	120	1,804,000	Y	N	N	N	10	Y	Y	NC	131,750.61	A	Y	22
2019-174C	The Arden at Victoria Place	Hillsborough	J. David Page	Southport Development, Inc., a WA Corporation doing business as The PCC Community	E, Non-ALT	100	1,620,000	Y	N	N	N	10	Y	Y	NC	137,110.91	A	Y	18
2019-175C	Edgewater Apartments	Palm Beach	J. David Page	Southport Development, Inc., a WA Corporation doing business as The PCC Community	F	148	2,460,000	Y	Y	N	N	10	Y	Y	NC	134,360.05	A	Y	4
<b>Single Applications</b>																			
2019-151C	Principle 411	Broward	David O. Douch	Principle Communities, LLC, Rural Neighborhoods	F	100	2,982,000	N	N	N	Y	10	Y	Y	NC	148,341.76		Y	17
2019-155C	Durham Place	Orange	Jonathan L. Wolf	Durham Place Developer, LLC	E, Non-ALT	116	2,375,000	N	N	N	Y	10	Y	Y	NC	155,693.45		Y	15

\*\*Wetland score multiplier was applied at the review committee stage which affects the Corporation Funding Per Set Aside Amount. Additionally, the number of set asides was incorrectly calculated in the Application Submitted Report. This affected the Corporation Funding Per Set Aside Amount.  
 \*\*\*Housing Credit Roster Amount was adjusted during scoring which affects the Corporation Funding Per Set Aside Amount.  
 \*\*\*\*The number of set asides was incorrectly calculated in the Application Submitted Report. This affected the Corporation Funding Per Set Aside Amount.  
 On March 9, 2020, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

EXHIBIT B

**RFA 2019-114 Board Approved Scoring Results**

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(1), Fla. Stat., Rule Chapter 28.110, F.A.C., and Rule 67.60-005, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(1), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

**EXHIBIT B**