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March 11, 2020

VIA HAND DELIVERY AND EMAIL TO:

Florida Housing Finance Corporation
c/o Corporation Clerk
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301
CorporationClerk@floridahousing.org

Re: Notice of Protest
Request for Applications 2019-114
Solaris Partners, Ltd.
Application No. 2020-350C

RECEIVED
20 MAR 11 AM 8:30
FLORIDA HOUSING
FINANCE CORPORATION

Dear Madam Clerk:

Florida Housing Finance Corporation posted notices of decisions concerning Request for Applications 2019-114 -- Housing Credit Financing For Affordable Housing Developments Located In Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties -- on Friday, March 6, 2020, at 9:35 a.m. The notices of decisions are attached and marked as Exhibits A and B.

Solaris Partners, Ltd. submitted Application Number 2020-350C in response to Request for Application 2018-114. This letter constitutes Solaris Partners, Ltd.'s Notice of Protest of Florida Housing's decisions and is filed within 72 hours of the posting of the decisions (excluding Saturdays and Sundays). See Fla. Stat. § 120.57(3); Fla. Admin. Code r. 28-110.003; Fla. Admin. Code r. 67-60.009.

Sincerely,



Tony Bajoczky, Jr.
Counsel for Solaris Partners, Ltd.

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/SADDA Funding 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	
Duval County Application (with a preference for Application that it serves the Family Demographic Commitment and qualifies for the Geographic Area of Opportunity/SADDA Funding Goal)																			
2020-372C*	Lofts at Murray Hill	Duval	James R. Hoover	TVC Development, Inc.	F	117	1,868,000	Y	Y	N	N	10	Y	Y	Y	A	Y	19	
Palm Beach County Application (with a preference for Application that it serves the Family Demographic Commitment and qualifies for the Geographic Area of Opportunity/SADDA Funding Goal)																			
2020-369C	Wells Landing	Palm Beach	Lewis V. Swezy	HS Development Corp. Lewis V. Swezy	F	124	1,980,000	Y	Y	Y	N	10	Y	Y	Y	A	Y	1	
Broward County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)																			
2020-371C	Sonata	Broward	Maria S. Maids	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	
Hillsborough County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)																			
2020-365C	Madison Highlands	Hillsborough	Patrick E. Law	ARC 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	
Orange County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)																			
2020-367C	Madison Landing	Orange	Patrick E. Law	ARC 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	
Pinellas County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)																			
2020-355C	The Shores	Pinellas	William Todd Fabbri	The Richman Group of Florida, Inc.	F	51	910,000	Y	N	Y	N	10	Y	Y	Y	A	Y	23	
Broward County Application (with a preference for Application from a Non-Profit Applicant, if not already met above)																			
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 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.

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 Funding?	Development is in Dual County or Palm Beach County and serves the Family Demographic Commitment and qualifies for the Geographic Area of Opportunity Funding/SADQA 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 Aisle	Leveraging Classification	Florida Job Creation Preference	Lottery Number
Eligible Applications																			
2020-350C	Sophia Apartments	Broward	Mara S. Madas	Comestore Group Partners, LLC Residential Projects of	F	78	2,270,000	Y	N	Y	Y	10	Y	Y	NC	150,402.05	A	Y	11
2020-352C	Pinnacle at La Caba	Broward	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	110	2,882,000	Y	N	Y	N	10	Y	Y	NC	142,171.68	A	Y	13
2020-353C	The Shires	Peachas	William Todd Rabbin	The Richman Group of Companies, LLC	F	51	910,000	Y	N	Y	N	10	Y	Y	NC	135,567.84	A	Y	23
2020-354***	Taylor Place	Broward	Matthew A. Rieger	University Station II Developer, LLC	E, Non-ALF	110	2,482,000	Y	N	Y	Y	10	Y	Y	NC	146,021.33	A	Y	21
2020-356C	Mount Hermon Apartments	Broward	Matthew A. Rieger	HTG Mount Hermon Developer, LLC	E, Non-ALF	100	2,882,000	Y	N	Y	N	10	Y	Y	NC	148,941.76	A	Y	26
2020-357C	Bonnie Ely Estates	Broward	Matthew A. Rieger	HTG Blanche Ely Developer, LLC Blanche Ely, HAPBE, LLC	E, Non-ALF	102	2,638,660	Y	N	Y	N	10	Y	Y	NC	151,999.09	A	Y	25
2020-358C	FAT Live	Broward	Brian Poulin	FAT Live Developer LLC	F	125	4,882,000	Y	N	Y	N	10	Y	Y	NC	158,448.68	B	Y	14
2020-359C	Blue Dolphin Tower	Peachas	Shawn Wilson	Blue Sky Developer, LLC	F	81	1,868,000	Y	N	Y	N	10	Y	Y	NC	140,215.31	A	Y	24
2020-360C	Evolve Living at Kiviman Phase I	Orange	Timothy B. Sittman	New Affordable Housing Partners, LLC CSE	F	144	2,375,000	Y	N	Y	N	10	Y	Y	NC	173,285.66	B	Y	20
2020-361C	Noland Cove Apartments	Palm Beach	Darren Smith	SMG & Co., LLC Belay Housing Group	F	54	1,771,774	Y	Y	Y	N	10	Y	Y	NC	157,499.92	B	Y	9
2020-362C	Northwest Gardens VI	Broward	Kenneth Naylor	ARC Northwest Properties VI Development, LLC REF	F	114	2,882,000	Y	N	Y	N	10	Y	Y	NC	150,248.27	A	Y	12
2020-363C	Eno Sant'Angelo Apartments	Broward	Kenneth Naylor	Casa Sant'Angelo Development, LLC	F, Non-ALF	113	2,882,000	Y	N	Y	N	10	Y	Y	NC	138,337.21	A	Y	5
2020-364C	Churchill Crossings III	Broward	Anne Castro	ARC Serega Crossings III Development, LLC Donna	F	75	1,945,000	Y	N	Y	Y	10	Y	Y	NC	129,466.67	A	Y	10
2020-365C	Ayreson Preserve	Broward	Matthew A. Rieger	HTG Preserve Developer, LLC	F	80	1,835,398	Y	N	Y	N	10	Y	Y	NC	151,999.09	A	Y	8
2020-366C	Madison Highlands	Hillsborough	Patrick E. Law	AFC 2019, LLC New South Residential, LLC	E, Non-ALF	102	2,180,000.00	Y	N	Y	N	10	Y	Y	NC	136,423.25	A	Y	2
2020-367C	Madison Landing	Orange	Patricia E. Law	AFC 2019, LLC New South Residential, LLC	E, Non-ALF	110	2,375,000.00	Y	N	Y	N	10	Y	Y	NC	133,272.23	A	Y	7
2020-368C	Brandon Preserve	Hillsborough	James R. Hoover	TVC Development, Inc.	F	200	2,375,000	Y	N	Y	N	10	Y	Y	NC	125,632.10	A	Y	15
2020-369C	North Building	Palm Beach	Lewis V. Swetz	RS Development Corp. Lewis V. Swetz	F	124	1,360,000	Y	Y	Y	N	10	Y	Y	NC	121,354.84	A	Y	1
2020-370C	Pembroke Tower II	Broward	J. David Page	Southport Development, Inc. a WA Corporation doing	E, Non-ALF	88	2,160,000	Y	N	Y	N	10	Y	Y	NC	133,193.45	A	Y	6
2020-371C	Amelia	Broward	Mara S. Madas	Comestore Group Partners, LLC The PCC Community	F	121	2,882,000	Y	N	Y	Y	10	Y	Y	NC	140,511.09	A	Y	3
2020-372C	Jobs at Murray Hill	Duval	James R. Hoover	TVC Development, Inc.	F	117	1,868,000	Y	Y	Y	N	10	Y	Y	NC	132,981.92	A	Y	19
2020-373C**	Uptown Station	Duval	J. David Page	Southport Development, Inc. a WA Corporation doing	F	120	1,868,000	Y	N	Y	N	10	Y	Y	NC	131,756.61	A	Y	22
2020-374C	The Alhambra at Vivaldi Point	Hillsborough	J. David Page	Southport Development, Inc. a WA Corporation doing	E, Non-ALF	100	1,620,000	Y	N	Y	N	10	Y	Y	NC	137,110.93	A	Y	18
2020-375C	Edgewater Apartments	Palm Beach	J. David Page	Southport Development, Inc. a WA Corporation doing	F	148	2,360,000	Y	Y	Y	N	10	Y	Y	NC	134,960.69	A	Y	2
Ineligible Applications																			
2020-351C	Pinacle 441	Broward	David O. Deutch	Pinnacle Communities, LLC Rural Neighborhoods	F	100	2,882,000	N	N	Y	N	10	Y	Y	NC	148,941.76		Y	17
2020-355C	Durham Place	Orange	Jonathan L. Wolf	Durham Place Developer, LLC	E, Non-ALF	116	2,375,000	N	N	Y	N	10	Y	Y	NC	135,603.45		Y	15

*Mid-Box 4-story multiplier was applied at the review committee meeting 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.

**Having Credit Request Amount was added during scoring week of 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 6, 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(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.

EXHIBIT B