



OERTEL,
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ATTORNEYS:

TIMOTHY P. ATKINSON
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OF COUNSEL:

C. ANTHONY CLEVELAND

December 9, 2020

Florida Housing Finance Corporation
FILED 12/09/2020 1:58 P.M.

Via E-mail

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

Re: RFA 2020-202 Housing Credit Financing for Affordable Housing Developments
Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas
Counties
Notice of Protest by Andrew Landing, Ltd.
Applicant for Application No. 2020-034C, Andrew Landing

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Andrew Landing, Ltd. ("Andrew Landing"), Applicant for Application No. 2020-034C in RFA 2020-202, 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 2020-202, as approved by the Corporation's Board of Directors on Friday, December 4, 2020. These spreadsheets were posted on the Corporation's website on Friday, December 4, 2020, at 2:33 p.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

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

Sincerely,

M. Christopher Bryant
Telephone: (850) 521-0700
Mobile: (850) 544-5302
Email: cbryant@ohfc.com
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Counsel for Andrew Landing, Ltd.
Applicant for Application No. 2020-034C

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

RFA 2020-202 Board Approved Preliminary Awards

Total HC Available for RFA	18,669,520.00
Total HC Allocated	18,077,900.00
Total HC Remaining	591,620.00

App Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding ?	Development is in Hillsborough County or Orange County and serves the Family Demographic Commitment, and qualifies for the Geographic Area of Opportunity Funding/SADDA Goal	Qualifies for the Local Government Area of Opportunity	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Grocery Store Funding Preference	Transit Service Funding Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
Local Government Areas of Opportunity Funding Goal in Broward County																				
2021-016C	Mount Hermon Apartments	Broward	Matthew A. Rieger	HTG Mount Hermon	E, Non-ALF	103	2,881,900	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	8
Local Government Areas of Opportunity Funding Goal in Duval County																				
2021-022C	Parkview Commons	Duval	J. David Page	Southport Development,	F	122	1,868,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	32
Local Government Areas of Opportunity Funding Goal in Palm Beach County																				
2021-020C	Berkeley Landing	Palm Beach	Jonathan L. Wolf	Berkeley Landing	F	112	2,375,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	6
Local Government Areas of Opportunity Funding Goal in Pinellas County																				
2021-010C	Blue Dolphin Tower	Pinellas	Shawn Wilson	Blue Sky Developer, LLC	F	81	1,868,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	15
Family Application located in Hillsborough County that meets the Geographic Areas of Opportunity / SADDA funding goal																				
2021-021C	Kelsey Cove	Hillsborough	James R. Hoover	TVC Development,	F	108	2,000,000	Y	Y	N	25	Y	Y	A	Y	Y	Y	Y	Y	14
Family Application located in Orange County that meets the Geographic Areas of Opportunity / SADDA funding goal																				
2021-013C	The Enclave at Lake Shadow	Orange	Christopher L. Shear	MHP FL II Developer, LLC;	F	96	1,828,000	Y	Y	N	25	Y	Y	A	Y	Y	Y	Y	Y	1
One Additional Application in Broward County																				
2021-017C	Pinnacle 441	Broward	David O. Deutch	Pinnacle Communities, LLC	F	110	2,882,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	4
One Additional Application																				
2021-025C	WRDG T4 Phase Two	Hillsborough	Leroy Moore	WRDG T4 Phase Two Developer, LLC	E, Non-ALF	120	2,375,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	2

On December 4, 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.

RFA 2020-202 Board Approved Scoring Results

App Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Development is in Hillsborough County or Orange County and serves the Family Demographic Commitment, and qualifies for the Geographic Area of Opportunity Funding/SADDA Goal	Qualifies for the Local Government Area of Opportunity	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Grocery Store Funding Preference	Transit Service Funding Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2021-001C	Tallman Pines - Phase I	Broward	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	F	80	2,145,200	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	28
2021-002C	University Station - Phase II	Broward	Matthew A. Rieger	University Station II Developer, LLC	E, Non-ALF	108	2,881,940	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	23
2021-003C	Parkview	Duval	Matthew A Rieger	HTG Parkview Developer, LLC	F	110	1,855,000	Y	N	N	20	Y	Y	B	Y	Y	N	Y	Y	3
2021-004C	Madison Park	Broward	Matthew A Rieger	HTG Madison Park Developer, LLC	E, Non-ALF	103	2,881,960	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	7
2021-005C	University Station - Phase I	Broward	Matthew A. Rieger	University Station I Developer, LLC	F	108	2,881,880	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	12
2021-006C	City Place	Broward	Francisco A Rojo	Landmark Development Corp.	F	110	2,796,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	11
2021-007C	Ocean Crest	Broward	Matthew A. Rieger	HTG Ocean Crest Developer, LLC	E, Non-ALF	80	2,266,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	26
2021-008C	Residences at Marina Mile	Broward	Robert G. Hoskins	NuRock Development Partners, Inc.	F	100	2,482,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	33
2021-009C	Paramount Park	Broward	Matthew A. Rieger	HTG Paramount Developer, LLC	E, Non-ALF	103	2,881,980	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	10
2021-010C	Blue Dolphin Tower	Pinellas	Shawn Wilson	Blue Sky Developer, LLC	F	81	1,868,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	15
2021-012C	Madison Landing II	Orange	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	E, Non-ALF	86	1,950,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	5
2021-013C	The Enclave at Lake Shadow	Orange	Christopher L. Shear	MHP FL II Developer, LLC; Magellan Housing LLC	F	96	1,828,000	Y	Y	N	25	Y	Y	A	Y	Y	Y	Y	Y	1
2021-014C	Heritage Oaks	Pinellas	Brian Evjen	Norstar Development USA, LP; PCHA Development, LLC; Newstar Development, LLC	E, Non-ALF	80	1,868,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	N	Y	25
2021-015C	Blanche Ely Villas	Broward	Ralph Adderly	Ambar3, LLC; HAPB Supporting Housing Opportunities, Inc.	E, Non-ALF	102	2,608,000	Y	N	Y	25	Y	Y	B	Y	Y	Y	N	Y	19
2021-016C	Mount Hermon Apartments	Broward	Matthew A. Rieger	HTG Mount Hermon Developer, LLC	E, Non-ALF	103	2,881,900	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	8

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2021-017C	Pinnacle 441	Broward	David O. Deutch	Pinnacle Communities, LLC	F	110	2,882,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	4
2021-018C	Tallman Pines - Phase II	Broward	Matthew A. Rieger	HTG Tallman HR Developer, LLC; Building Better Communities, Inc.	E, Non-ALF	75	2,256,500	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	22
2021-019C	Island Cove Apartments	Palm Beach	Darren J Smith	SHAG Island Cove, LLC; Delray Housing Group, Inc.	F	54	1,140,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	24
2021-020C	Berkeley Landing	Palm Beach	Jonathan L. Wolf	Berkeley Landing Developer, LLC; Pinnacle Communities, LLC	F	112	2,375,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	6
2021-021C	Kelsey Cove	Hillsborough	James R. Hoover	TVC Development, Inc.	F	108	2,000,000	Y	Y	N	25	Y	Y	A	Y	Y	Y	Y	Y	14
2021-022C	Parkview Commons	Duval	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	F	122	1,868,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	32
2021-023C	Pinnacle at La Cabaña	Broward	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	114	2,882,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	17
2021-024C	Island View	Palm Beach	Matthew A. Rieger	HTG Island View Developer, LLC	F	104	2,020,000	Y	N	N	25	Y	Y	B	Y	Y	Y	Y	Y	34
2021-025C	WRDG T4 Phase Two	Hillsborough	Leroy Moore	WRDG T4 Phase Two Developer, LLC	E, Non-ALF	120	2,375,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	2
2021-026C	Cypress Preserve	Broward	Matthew A. Rieger	HTG Preserve Developer, LLC	E, Non-ALF	80	1,923,550	Y	N	N	25	Y	Y	B	Y	Y	Y	Y	Y	27
2021-027C	Burlington Post II	Pinellas	Oscar A Sol	Burlington Post 2 Dev, LLC	E, Non-ALF	68	1,672,100	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	21
2021-028C	Marina Grand	Broward	Oscar A Sol	Grand Mile GM Dev, LLC; SFCLT Grande Mile Developer, LLC	F	94	2,690,000	Y	N	N	25	Y	Y	B	Y	Y	Y	Y	Y	30
2021-029C	Heritage Place	Hillsborough	Matthew A. Rieger	HTG Heritage Developer, LLC	F	88	2,224,880	Y	Y	N	20	Y	Y	B	Y	Y	Y	Y	Y	35
2021-030C	Calusa Pointe	Palm Beach	J David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	140	2,375,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	13

RFA 2020-202 Board Approved Scoring Results

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2021-031C	Sunshine Lofts on 78th	Pinellas	Brian Evjen	Norstar Development USA, LP; PCHA Development, LLC; Newstar Development, LLC	E, Non-ALF	78	1,868,000	Y	N	Y	25	Y	Y	A	Y	Y	N	Y	Y	29
2021-032C	Avalon	Pinellas	Mara S. Mades	Cornerstone Group Partners, LLC	F	96	1,868,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	20
2021-033C	Douglas Gardens VI	Broward	Christopher L Shear	MHP Douglas Developer II, LLC; Douglas Gardens VI Developer, LLC; Magellan Housing LLC	E, Non-ALF	130	2,882,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	16
2021-034C	Andrew Landing	Duval	James R. Hoover	TVC Development, Inc.	E, Non-ALF	96	1,800,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	9
2021-035C*	Springfield Plaza	Duval	Clifton Phillips	Roundstone Development, LLC	F	96	1,868,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	31

Ineligible Applications

2021-011C*	Coleman Park Renaissance	Palm Beach	Terri Murray	NRI Development Corp.; Neighborhood Renaissance, Inc.; Stone Soup Development, Inc.	F	42	921,567	N	N	N	15	Y	Y		Y	Y	Y	Y	Y	18
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*The Corporation Funding Per Set-Aside Amounts were calculated during scoring

On December 4, 2020, 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.