

Maureen McCarthy Daughton, LLC

MMD LAW

Maureen McCarthy Daughton, LLC
1400 Village Square Blvd., Ste 3-231
Tallahassee, Florida 32312

T: (850) 345-8251
Mdaughton@mmd-lawfirm.com
www.mmd-lawfirm.com

Via Email
Wednesday 9, 2020

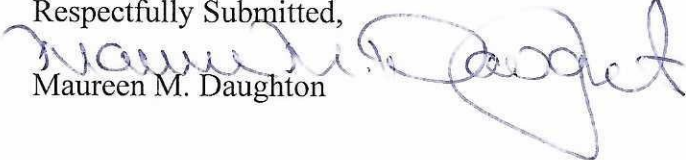
Ms. Ana McGlamory (Ana.McGlamory@Floridahousing.org)
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, Florida 32301

**RE: Notice of Intent to Protest, Request for Applications (RFA) 2020-202 Proposed
Funding Selections**

Dear Corporation Clerk:

On behalf of Applicant, HTG Heritage, Ltd., Application No. 2021-029C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2020-202 posted by Florida Housing Finance Corporation on December 4, 2020 at 2:33pm concerning *Housing Credit Financing for Affordable Housing Developments located in Broward, Duval, Hillsborough, Orange, Palm Beach and Pinellas Counties* (See Attached).

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,

Maureen M. Daughton

Cc Hugh Brown, General Counsel

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 Construction Points	Per Unit Construction Funding Preference	Development Category 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	H/G Mount Hermon	E, Non ALF	103	2,881,900	Y	N	Y	25	Y	Y	A	Y	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	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	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	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	2,800,000	Y	Y	N	25	Y	Y	A	Y	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 Full Developer, LLC	F	96	1,828,000	Y	Y	N	25	Y	Y	A	Y	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	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	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/SAODA 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
2021-001C	Talman Pines - Phase I	Broward	Matthew A. Rieger	HTG Talman 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-AIF	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	1,955,000	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-AIF	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 Naja	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-AIF	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	Nubuck Development Partners, Inc.	F	100	2,682,000	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-AIF	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-AIF	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 Elyen	Norstar Development USA, LP, PCHA Development, LLC; Newstar Development, LLC	E, Non-AIF	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	Amber3, LLC; HAPB Supporting Housing Opporunities, Inc.	E, Non-AIF	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-AIF	103	2,881,900	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	8
2021-017C	Pinacle 441	Broward	David O. Deutch	Pinacle Communities, LLC	F	110	2,882,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	4
2021-018C	Talman Pines - Phase II	Broward	Matthew A. Rieger	HTG Talman HR Developer, LLC; Building Better Communities, Inc.	E, Non-AIF	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; Delay 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; Pinacle Communities, LLC	F	112	2,375,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	6
2021-021C	Keyey 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

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	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
2021-022C	ParkView Commons	Duval	J. David Page	Southport Development, Inc., a WA corporation doing business in FL 93 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 Cabria	Broward	David O. Deutch	Pinnacle Communities, LLC	E, Non-AIF	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 14 Phase Two	Hillsborough	Leroy Moore	WRDG 14 Phase Two Developer, LLC	E, Non-AIF	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-AIF	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-AIF	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; SFCTT 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	Ciuta Pointe	Palm Beach	J David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-AIF	140	2,375,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	13
2021-031C	Sunshine Lofts on 78th	Pinellas	Brian Elyen	Norstar Development USA, LP; PCHA Development, LLC; Newstar Development, LLC	E, Non-AIF	78	1,668,000	Y	N	Y	25	Y	Y	A	Y	Y	N	Y	Y	29
2021-032C	Avalon	Pinellas	Mara S. Mades	Corrections 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-AIF	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-AIF	96	1,800,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	9
2021-035C*	Springfield Plaza	Duval	Cifton 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*	Colman Park Renaissance	Palm Beach	Terril Murray	NRI Development Corp.; Neighborhood Renaissance, Inc.; Development, Inc.	F	42	921,567	N	N	N	15	Y	Y		Y	Y	Y	Y	Y	18

*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.