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December 18, 2019

Via E-mail

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

Re: RFA 2019-111 Rental Recovery Loan Program (RRLP) Financing Developments in Hurricane Michael Impacted Counties

Notice of Protest by Bid-A-Wee Apartments, LLC
Applicant for Application No. 2020-076RB, Bid-A-Wee Apartments

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Bid-A-Wee Apartments, LLC ("Bid-A-Wee"), Applicant for Application No. 2020-076RB in RFA 2019-111, 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 2019-111, as approved by the Corporation's Board of Directors on Friday, December 13, 2019. These spreadsheets were posted on the Corporation's website on Friday, December 13, 2019, at 9:18 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

Bid-A-Wee will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

M. Christopher Bryant
Counsel for Bid-A-Wee Apartments, LLC
Applicant for Application No. 2020-076RB

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

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RFA 2019-111 – Board Approved Preliminary Awards

Application Number	Name of Development	Name of Applicant	Name of Developers	County	Total Units	Demo.	Total RRLP Request (RRLP plus ELI)	Eligible for Funding?	Qualifies for the Bay County PHA Funding Goal?	Points	Qualifies for ESS Const.	Leveraging Level	Florida Job Creation Preference	Lottery
2020-068RB	The Park at Palo Alto	The Park at Palo Alto, LLC	Royal American Properties, LLC ; InVictus Development, LLC; PCHA Developer, LLC	Bay	120	F	9,220,200	Y	Y	5	Y	4	Y	8
2020-069RB	Fletcher Black	Fletcher Black Redevelopment, LLC	Royal American Properties, LLC; InVictus Development, LLC; PCHA Developer, LLC	Bay	100	F	7,588,500	Y	N	5	Y	2	Y	1
2020-070RB	Canopy Cove	MHP Canopy Cove, LLC	MHP Canopy Cove Developer, LLC	Leon	96	F	6,712,400	Y	N	5	Y	1	Y	9
2020-071RB	Arbors at Lynn Haven Bluffs	SP Bluffs LLC	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	Bay	138	F	10,594,300	Y	N	5	Y	3	Y	7
2020-072RB	Bridge Plaza Apartments	SP Bay LLC	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	Bay	102	F	7,863,600	Y	N	5	Y	3	Y	6
2020-074RB	Magnolia Oaks	MHP Magnolia Oaks, LLC	MHP Magnolia Oaks Developer, LLC	Leon	110	F	6,792,400	Y	N	5	Y	1	Y	2
2020-075R*	New River Landing	MHP New River Landing, LLC	MHP New River Landing Developer, LLC	Franklin	30	F	5,119,824	Y	N	5	Y	5	Y	3

*The Corporation Funding Per Set-Aside Amount was adjusted during scoring.

On December 13, 2019, 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 2019-111 – Board Approved Scoring Results

Application Number	Name of Development	Name of Applicant	Name of Developers	County	Total Units	Demo.	RRLP Request Amount	ELI Request Amount	Total RRLP Request (RRLP plus ELI)	Eligible for Funding?	Qualifies for the Bay County PHA Funding Goal?	Points	Qualifies for ESS Const.	Corporation Funding Per Set-Aside	Leveraging Level	Florida Job Creation Preference	Lottery
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Eligible Applications

2020-068RB	The Park at Palo Alto	The Park at Palo Alto, LLC	Royal American Properties, LLC ; InVictus Development, LLC; PCHA Developer, LLC	Bay	120	F	8,400,000	820,200	9,220,200	Y	Y	5	Y	69,423.20	4	Y	8
2020-069RB	Fletcher Black	Fletcher Black Redevelopment, LLC	Royal American Properties, LLC; InVictus Development, LLC; PCHA Developer, LLC	Bay	100	F	6,889,900	698,600	7,588,500	Y	N	5	Y	66,694.23	2	Y	1
2020-070RB	Canopy Cove	MHP Canopy Cove, LLC	MHP Canopy Cove Developer, LLC	Leon	96	F	5,980,000	732,400	6,712,400	Y	N	5	Y	61,045.83	1	Y	9
2020-071RB	Arbors at Lynn Haven Bluffs	SP Bluffs LLC	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	Bay	138	F	9,660,000	934,300	10,594,300	Y	N	5	Y	67,760.00	3	Y	7
2020-072RB	Bridge Plaza Apartments	SP Bay LLC	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	Bay	102	F	7,100,000	763,600	7,863,600	Y	N	5	Y	67,380.39	3	Y	6
2020-074RB	Magnolia Oaks	MHP Magnolia Oaks, LLC	MHP Magnolia Oaks Developer, LLC	Leon	110	F	5,985,000	807,400	6,792,400	Y	N	5	Y	58,653.00	1	Y	2
2020-075R*	New River Landing	MHP New River Landing, LLC	MHP New River Landing Developer, LLC	Franklin	30	F	4,988,724	131,100	5,119,824	Y	N	5	Y	232,807.12	5	Y	3

Ineligible Applications

2020-073R*	Greys Place, Phase 2	Affordable Housing Solutions for Florida, Inc	Affordable Housing Solutions for Florida, Inc.; Panhandle Affordable II, LLC	Wakulla	30	F	4,970,891		4,970,891	N	N	5	Y	160,394.08		Y	5
2020-076RB	Bid-A-Wee Apartments	Bid-A-Wee Apartments, LLC	Bid-A-Wee Developer, LLC	Bay	144	F	6,114,900	1,056,300	7,171,200	N	N	5	Y	36,995.15		Y	4

*The Corporation Funding Per Set-Aside Amount was adjusted during scoring.

On December 13, 2019, 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.