

Harbour Springs LLC
7735 NW 146 Street, Suite 306, Miami Lakes, FL 33016
305-821-0330

RECEIVED
20 JAN 29 AM 8:20 afm
FLORIDA HOUSING
FINANCE CORPORATION

January 28, 2020

Via email to corporationclerk@floridahousing.org

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

Re: RFA 2019-112 – Notice of Protest

Dear Ms. McGlamory:

Harbour Springs LLC, Application Number 2020-101C (Harbour Springs), and developer RS Development Corp. hereby give notice of our intent to protest the scoring and ranking of RFA 2019-112 per Board Approved Preliminary Award/Notice of Intended Decision posted by Florida Housing Finance Corporation on January 24, 2020 at 09:03 AM, concerning 9% Housing Credits for Affordable Multifamily Housing Developments located in Miami-Dade County.

This notice is being filed to, among other matters, preserve Harbour Spring's ability to initiate or intervene in proceedings that may impact scoring, ranking and funding determination.

Attached for reference are:

- RFA 2019-112 Board Approved Preliminary Awards
- RFA 2019-112 Board Approved Scoring Results

Sincerely,



Lewis Swezy
Manager of Manager
Harbour Springs LLC

**RFA 2019-112
Board Approved Preliminary Awards**

Total HC Available for RFA	7,195,917.00
Total HC Allocated	7,933,000.00
Total HC Remaining	(737,083.00)

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Priority Level	Total Units	HC Funding Amount	Eligible For Funding?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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One Family Applications that qualifies for the Geographic Area of Opportunity/HUD-designated SADDA Goal

2020-101C	Harbour Springs	Lewis V. Swery	RS Development Corp; Lewis V. Swery	F	1	150	2,851,000	Y	Y	15	Y	Y	Y	A	Y	1
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One Elderly (ALF or Non-ALF) Application

2020-122C	State Miami	William Todd Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	1	105	2,500,000	Y	N	15	Y	Y	Y	A	Y	4
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One Additional Application

2020-117C	Residences at Naranja Lakes	Robert Hoskins	Nurrock Development Partners, Inc.	F	1	140	2,582,000	Y	Y	15	Y	Y	Y	A	Y	2
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On January 23, 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 2019-112 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Priority Level	Total Units	HC Funding Amount	Eligible For Funding?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SBDUA Funding Goal?	Total Points	Proximity Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
Eligible Applications																	
2020-088C	Alto Tower	Steve Protulis	EHDCC Development Services, LLC; Alto Tower Developer, LLC	E, Non-ALF	1	119	2,795,000	Y	N	15	Y	Y	Y	142,803.36	A	Y	13
2020-089C	Northside Transit Village III	Kenneth Naylor	Northside Property III Development, LLC	E, Non-ALF	1	130	2,881,980	Y	N	15	Y	Y	Y	134,787.99	A	Y	36
2020-090C	Quail Roost Transit Village IV	Kenneth Naylor	Quail Roost IV Development, LLC	E, Non-ALF	1	134	2,630,000	Y	N	15	Y	Y	Y	119,331.34	A	Y	16
2020-091C	Coco Parc	Cara Balogh	24735 Coco Parc Developer, LLC	F	1	110	2,875,950	Y	Y	15	Y	Y	Y	158,961.60	A	Y	49
2020-092C	San Cristobal	Steve Protulis	EHDCC Development Services, LLC; San Cristobal 27 Developer, LLC	E, Non-ALF	1	90	2,115,000	Y	N	15	Y	Y	Y	142,880.00	A	Y	23
2020-093C	Culmer Apartments II	Kenneth Naylor	APC Culmer Development II, LLC	E, Non-ALF	1	108	1,923,000	Y	N	15	Y	Y	Y	108,257.78	A	Y	46
2020-094C	City Place	Francisco Rojo	Landmark Development Corp.	F	1	110	2,728,000	Y	Y	15	Y	Y	Y	150,784.00	A	Y	47
2020-095C	Park Ridge	Robert B. Balogh	Park Ridge Developer, LLC	F	1	110	2,875,950	Y	Y	15	Y	Y	Y	158,961.60	A	Y	38
2020-096C	The Seattle	Justin Willson	908 Affordable I Developer, LLC	F	1	120	2,882,000	Y	N	15	Y	Y	Y	146,021.33	A	Y	18
2020-097C	Courtside Apartments, Phase III	Matthew A. Rieger	AMC HTG 3 Developer, LLC	F	1	80	2,091,600	Y	N	15	Y	Y	Y	158,961.60	A	Y	40
2020-098C**	Banyan Station	Terri Murray	NRI Development Corp.; Neighborhood Renaissance, Inc.; Stone Soup Development, Inc.	F	1	125	2,882,000	Y	N	15	Y	Y	Y	140,180.48	A	Y	12
2020-099C	Princeton Crossings	Lewis V. Swezy	RS Development Corp; Lewis V. Swezy	F	1	150	2,851,000	Y	Y	15	Y	Y	Y	121,338.56	A	Y	21
2020-100C	The Saxony	Cara Balogh	Saxony Wynwood Developer, LLC	F	1	104	2,719,080	Y	Y	15	Y	Y	Y	158,961.60	A	Y	54
2020-101C	Harbour Springs	Lewis V. Swezy	RS Development Corp; Lewis V. Swezy	F	1	150	2,851,000	Y	Y	15	Y	Y	Y	121,338.56	A	Y	1
2020-102C	Riverside Flats	Randy E. Rieger	2nd Avenue Flats Developer, LLC	E, Non-ALF	1	110	2,875,950	Y	N	15	Y	Y	Y	158,961.60	A	Y	45
2020-103C	The Orange Grove	Robert B. Balogh	Orange Grove Developer, LLC	E, Non-ALF	1	110	2,875,950	Y	N	15	Y	Y	Y	158,961.60	A	Y	42
2020-104C	Autumn Ridge	Francisco Rojo	Landmark Development Corp.	F	1	110	2,728,000	Y	Y	15	Y	Y	Y	150,784.00	A	Y	55
2020-105C	Parc Grove	Randy Rieger	Parc Grove Developer, LLC	F	1	110	2,875,950	Y	Y	15	Y	Y	Y	158,961.60	A	Y	3

RF A 2019-112 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Priority Level	Total Units	HC Funding Amount	Eligible For Funding?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADD A Funding Goal?	Total Points	Proximity Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Self-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2020-106C	Sierra Meadows	Francisco Rojo	Landmark Development Corp.	F	1	114	2,827,200	Y	Y	15	Y	Y	Y	150,784,000	A	Y	59
2020-107C	Quail Roost Transit Village II	Kenneth Naylor	Quail Roost II Development, LLC	F	2	130	2,882,000	Y	N	15	Y	Y	Y	134,788,920	A	Y	9
2020-108C	Northside Transit Village V	Kenneth Naylor	Northside Property V Development, LLC	F	2	130	2,882,000	Y	N	15	Y	Y	Y	134,788,920	A	Y	60
2020-109C*	Shoreview Place	Matthew A. Rieger	HTG Shoreview Developer, LLC	F	1	94	2,184,560	Y	Y	15	Y	Y	Y	146,244,670	A	Y	58
2020-111C	Villa Saona	Steve Protulis	EHDCC Development Services, LLC; Villa Saona Developer, LLC	E, Non-ALF	1	106	2,560,000	Y	N	15	Y	Y	Y	146,837,740	A	Y	34
2020-112C	Laurel Club	Oscar Sol	Laurel Club Dev, LLC; JCG Real Estate Ventures, LLC	F	1	120	2,880,000	Y	Y	15	Y	Y	Y	145,920,000	A	Y	5
2020-113C	Parkview	William Todd Fabbri	The Richman Group of Florida, Inc.	F	1	99	2,500,000	Y	Y	15	Y	Y	Y	153,535,350	A	Y	27
2020-114C	Pinnacle Landings	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	1	114	2,735,000	Y	N	15	Y	Y	Y	145,866,670	A	Y	8
2020-115C	Creek View	Randy E. Rieger	Creek View NMB Developer, LLC	F	1	110	2,875,950	Y	Y	15	Y	Y	Y	158,961,600	A	Y	44
2020-116C*	The Mosaic	William Todd Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	1	105	1,975,000	Y	N	15	Y	Y	Y	125,400,000	A	Y	26
2020-117C	Residences at Naranja Lakes	Robert Hoskins	NURock Development Partners, Inc.	F	1	140	2,582,000	Y	Y	15	Y	Y	Y	117,739,200	A	Y	2
2020-118C	Culmer Apartments	Kenneth Naylor	APC Culmer Development, LLC	F	2	88	1,950,892	Y	N	15	Y	Y	Y	134,788,900	A	Y	56
2020-119C	Capri Place	Barry Goldmeier	DDA Development, LLC; Advanced Housing Corp.; JCG Real Estate Ventures, LLC	E, Non-ALF	1	112	2,675,000	Y	N	15	Y	Y	Y	145,214,290	A	Y	22
2020-120C	Platform 3750 at Frankie Shannon Rolle Center	Mara S. Mades	Cornerstone Group Partners, LLC	F	1	77	1,480,000	Y	Y	15	Y	Y	Y	116,862,340	A	Y	50
2020-121C	Rosemary Cove	Stephanie Berman	Carfour Supportive Housing, Inc.; Romero Capital, LLC	F	1	118	2,859,899	Y	Y	15	Y	Y	Y	147,357,510	A	Y	37
2020-122C	Slate Miami	William Todd Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	1	105	2,500,000	Y	N	15	Y	Y	Y	144,761,900	A	Y	4
2020-123C	RUDG The Commons Phase Two	Alberto Milio, Jr.	RUDG The Commons Phase Two Developer, LLC	F	1	180	2,882,000	Y	Y	15	Y	Y	Y	127,768,670	A	Y	29
2020-124C	Vineyard Villas	Marc S. Plonskier	Gatehouse Development Corp.; Magellan Housing, LLC	E, Non-ALF	1	97	1,895,000	Y	N	15	Y	Y	Y	148,474,230	A	Y	31

RFA 2019-112 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Priority Level	Total Units	HC Funding Amount	Eligible for Funding?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADA Funding Goal?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2020-125C	Yeager Plaza	Kareem Brantley	Yeager Plaza Developer, LLC; Stone Soup Development, Inc.; The Yeager Clinic, Inc.	E, Non-ALF	1	105	25100000	Y	N	15	Y	Y	Y	145,340.95	A	Y	51
2020-126C	Paseo del Rio	Alberto Millo, Jr.	Paseo del Rio Developer, LLC	E, Non-ALF	1	125	2,882,000	Y	N	15	Y	Y	Y	140,180.48	A	Y	7
2020-127C	Sage Pointe	Nikol A. Inamdar	Sage Pointe Developer, LLC	F	1	80	1,877,777	Y	N	15	Y	Y	Y	149,846.60	A	Y	48
2020-128C	Pinnacle at Heron Pointe	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	1	114	2,737,000	Y	N	15	Y	Y	Y	145,973.33	A	Y	39
2020-129C	Cordova Estates	Lewis V. Swezy	RS Development Corp; Lewis V. Swezy	F	1	190	2,882,000	Y	Y	15	Y	Y	Y	115,280.00	A	Y	41
2020-130C	Skyview	Cara Balogh	Skyview/79 Developer, LLC	E, Non-ALF	1	110	2,875,950	Y	N	15	Y	Y	Y	158,961.60	A	Y	52
2020-132C	Riverside Grove	Orli Teitelbaum	2nd Avenue Grove Developer, LLC	E, Non-ALF	1	110	2,875,950	Y	N	15	Y	Y	Y	158,961.60	A	Y	14
2020-133C	Rosewood Gardens	Robert B. Balogh	Rosewood Miami Developer, LLC	F	1	110	2,875,950	Y	Y	15	Y	Y	Y	158,961.60	A	Y	53
2020-134C	Ambar Club Residences	Elena M. Adames	Ambar3, LLC	E, Non-ALF	1	105	2,700,000	Y	N	15	Y	Y	Y	156,342.86	A	Y	62
2020-135C	The Ambar	Elena M. Adames	Ambar3, LLC	E, Non-ALF	1	105	2,700,000	Y	N	15	Y	Y	Y	156,342.86	A	Y	43
2020-136C	Liberty Square Phase Four	Alberto Millo, Jr.	Liberty Square Phase Four Developer, LLC	E, Non-ALF	1	120	2270000	Y	N	15	Y	Y	Y	120,764.00	A	Y	32
2020-137C	Metro Grande I	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	1	108	2,530,000	Y	N	15	Y	Y	Y	142,429.63	A	Y	33
2020-139C	Healthcare Senior Housing	Steven Kirk	Rural Neighborhoods, Incorporated; Advanced Housing Corp.; JCG Real Estate Ventures, LLC	E, Non-ALF	1	112	2,700,000	Y	N	15	Y	Y	Y	146,571.43	A	Y	10
2020-142C*	Ambar Trail	Elena M. Adames	Ambar3, LLC	F	1	210	2,882,000	Y	Y	15	Y	Y	Y	93,870.86	A	Y	24
2020-143C	Metro Grande III	Mara S. Mades	Cornerstone Group Partners, LLC	F	1	84	1,950,000	Y	N	15	Y	Y	Y	141,142.86	A	Y	17
2020-145C	The Atala	Nikol A. Inamdar	Atala Developer, LLC	E, Non-ALF	1	134	2,600,000	Y	N	15	Y	Y	Y	147,462.69	A	Y	11
2020-146C	Courtside Apartments, Phase II	Matthew A. Rieger	AMC HMG 2 Developer, LLC	E, Non-ALF	1	110	2,875,950	Y	N	15	Y	Y	Y	158,961.60	A	Y	19
2020-147C	Harmony Tower	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	1	112	2,685,000	Y	N	15	Y	Y	Y	145,757.14	A	Y	15
2020-148C	Orchid Pointe	Orli Teitelbaum	Orchid District Developer, LLC	E, Non-ALF	1	110	2,875,950	Y	N	15	Y	Y	Y	158,961.60	A	Y	6

RFA 2019-112 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Priority Level	Total Units	HC Funding Amount	Eligible For Funding?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADA Funding Goal?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2020-149C	Gables 31	Orli Teitelbaum	Gables31 Developer, LLC	E, Non-ALF	1	86	2,248,470	Y	N	15	Y	Y	Y	158,961.60	A	Y	30
2020-150C	Brownsville Transit Village V	Kenneth Naylor	APC Brownsville Village V Development, LLC	F	2	120	2,660,308	Y	N	15	Y	Y	Y	134,788.94	A	Y	25

RFA 2019-112 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Priority Level	Total Units	HC Funding Amount	Eligible For Funding?	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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Ineligible Applications

2020-110C	Residences at Opa-Locka	Robert Hoskins	Nutlock Development Partners, Inc.	F	1	90	1,657,475	N	N	15	Y	Y	Y	139,964.56		Y	61
2020-131C	The Haven	Justin Wilson	908 Affordable II Developer, LLC	F	1	140	2,882,000	N	Y	15	Y	Y	Y	156,451.43		Y	63
2020-138C*	Superior Manor Apartments II	Oliver L. Gross	SMA II Developers, LLC	F	1	76	1825000	N	N	15	Y	Y	Y	164,250.00		Y	35
2020-140C	The Villages Apartments, Phase II	Oliver Gross	Villages II Developers, LLC	F	1	120	2882000	N	N	15	Y	Y	Y	146,021.33		Y	28
2020-141C*	Serenity Grove	Oliver L. Gross	Serenity Grove Developers, LLC	E, Non-ALF	1	75	1650000	N	N	15	Y	Y	Y	165,528.00		Y	20
2020-144C	Rio Pointe on Flagler	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	1	100	2,460,000	N	N	15	Y	Y	Y	149,568.00		Y	57

*Mid-Rise 4 story multiplier was applied at the review committee meeting which affects the Corporation Funding Per Set-Aside.

**Total Set-Aside percentage was not included on the Application Submitted Report, but it was presented at the review committee meeting which affected the Corporation Funding Per Set-Aside Amount.

On January 23, 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.