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FLORIDA HOUSING  
FINANCE CORPORATION

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January 28, 2020


Florida Housing Finance Corporation  
Attn: Corporation Clerk  
227 N. Bronough Street, Ste. 500  
Tallahassee, FL 32301

**Re: Notice of Intent to Protest; RFA 2019-112 Housing Credit Financing For Affordable Housing Developments Located in Miami-Dade County**

Dear Ladies and Gentlemen:

Pursuant to Section 120.57(3), Florida Statutes, Rule 28-110.003 and Rule 67-60.009, Florida Administrative Code, Applicant No. 2020-114C Pinnacle Landings, LLC files this Notice of Intent to Protest. This Notice is being filed within 72 hours (not including weekends and holidays) of the posting of the FHFC Board Approved Preliminary Awards and Board Approved Scoring Results with respect to RFA 2019-112 posted on FHFC’s website on January 24, 2020 at 9:03 a.m. A copy of the Board’s Preliminary Awards and Scoring Results, as posted on the FHFC’s website, is attached to this notice as Exhibit “A”. Pinnacle Landings, LLC reserves the right to file a formal written protest within ten (10) days of the filing of this Notice pursuant to Section 120.57(3) Florida Statutes.

Sincerely,

  
Gary J. Cohen

GJC/lrp  
Attachment

MIADOCs 19500725 1 16295.0393

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

*Exh. 11 A*

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	NS Development Corp Lewis V. Swery		1	150	2,851,000	Y	Y	15	Y	Y	Y	A	Y	3
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**One Elderly (AF or Non-AF) Application**

2020-122C	Shore Natural	William Todd Fisher	The Richmond Group of Florida, Inc.	E. Non-AF	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 Niagara Lakes	Robert Hopkins	MuRock Development Partners, LLC	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.