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FLORIDA HOUSING
FINANCE CORPORATION

June 16, 2020

VIA HAND DELIVERY

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

Re: Notice of Protest: RFA 2020-106 – Housing Financing to Develop Housing for
Persons with Disabling Conditions / Developmental Disabilities

Dear Corporation Clerk:

On behalf of Applicant Baytown Apartments, LLC, Application No. 2020-454CG, this letter constitutes a Notice of Intent to Protest (“Notice”) the Award Notice and Scoring and Ranking of RFA 2020-106, posted by the Florida Housing Finance Corporation on June 11, 2020 at 4:32 p.m. This Notice is filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110.003 and 67.60.009, Florida Administrative Code.

This Notice is being filed within 72 hours (not including weekends and holidays) of the posting of the RFA on the Florida Housing Finance Corporation website on June 11, 2020 at 4:32 p.m. Baytown Apartments, 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, challenging the approval for funding of applications 2020-451CS (Jacaranda Place) and 2020453CS (Valor Preserve at Lake Seminole).

Sincerely,



Seann M. Frazier

cc: Hugh Brown, General Counsel

RFA 2020-106 Board Approved Preliminary Awards

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demographic Commitment	Total Units (prior to IRO designation)	HC Request Amount	Total SAIL Request Amount (SAIL + EU)	Grants Requested	Eligible For Funding?	Total Points	Managing Permanent Supportive Housing Experience Points	Total Corp Funding Per Set-Aside	Qualifying Financial Assistance Preference	Per Unit Construction Funding Preference	Florida Job Creation Preference	Lottery Number
2020-450CG	Independence Landing	Leon	Gil Ziffer	Southport Community Development, Inc.; Independence Developer, LLC	DD	60	1,620,000	4,000,000	4,000,000	Y	121	40	\$ 280,506.67	N	Y	Y	2
2020-451CS	Jacaranda Place	Charlotte	Shawn Wilson	Blue Sky Developer, LLC; CASL Developer, LLC	DC	88	1,700,000	4,000,000	4,000,000	Y	115	40	\$ 215,840.91	N	Y	Y	1
2020-453CS	Valor Preserve at Lake Seminole	Pinellas	Debra Johnson	Norstar Development USA, LP; Pinellas Property Management Company, Inc.	DC	64	1,700,000	4,000,000	4,000,000	Y	119	42	\$ 251,820.00	N	Y	Y	5

On June 11, 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 2020-106 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demographic Commitment	Total Units (prior to RFO designation)	HC Request Amount	SAIL Request Amount	ELI Loan Request Amount	Total SAIL Request Amount (SAIL + ELI)	Grants Requested	Eligible For Funding?	Total Points	Managing Permanent Supportive Housing Experience Points	Total Corp Funding Per Set Aside	Qualifying Financial Assistance Preference	Per Unit Construction Funding Preference	Florida Job Creation Preference	Lottery Number
2020-4506G	Independence Landings	Leon	GIL Ziffer	Southport Community Development, Inc.; Independence Developer, LLC	DD	60	1,620,000			-	4,000,000	Y	121	40	\$ 280,506.67	N	Y	Y	2
2020-4515C	Jacaranda Place	Charlotte	Shawn Wilson	Blue Sky Developer, LLC; CASL Developer, LLC	DC	88	1,700,000	4,000,000	-	4,000,000		Y	115	40	\$ 215,840.91	N	Y	Y	1
2020-4525G*	Soko Miami	Miami-Dade	Stephanie Berman	Carfour Supportive Housing, Inc.; Soko Miami GM Dev, LLC	DD	60	2,445,000			-	4,000,000	Y	108	33	\$ 311,525.33	N	Y	Y	4
2020-4538C	Valer Reserve at Lake Arribate	Pinellas	Debra Johnson	Norstar Development USA, LP; Pinellas Property Management Company, Inc.	DC	64	1,700,000	3,729,600	270,400	4,000,000		Y	119	42	\$ 251,820.00	N	Y	Y	5

Ineligible Applications

2020-4546G	Baytown Apartments	Hillsborough	Sankar Somanath	ODJ Mowatt, Inc.; Invictus Development, LLC	DD	30	948,982				900,000	N	110	38	\$ 280,531.25	N	Y	Y	3
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*The Corporation Funding Per Set-Aside Amount was recalculated during scoring and adjusted.

On June 11, 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.