



PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM
MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

January 27, 2021

Via Electronic Filing

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

RECEIVED

JAN 27 2021 1:06 PM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2020-203, Proposed Funding Selections

Dear Corporation Clerk:

Pursuant to section 120.57(3), Florida Statutes, rule chapters 28-106 and 28-110, and rule 67-60.009, Florida Administrative Code, Applicant No. 2021-185C, Vista Breeze, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on January 22, 2021, concerning Request for Applications 2020-203, Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County.

A copy of the Board's Approved Preliminary Awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the Board's Approved Scoring Results approved by the Board, also posted on the FHFC website, is attached as **Exhibit B**. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

Brittany Adams Long

Brittany Adams Long

RFA 2020-203 Board Approved Preliminary Awards

Total HC Available for RFA	7,420,440.00
Total HC Allocated	8,603,920.00
Total HC Remaining	(1,183,480.00)

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Number of Proximity Points awarded	Proximity Level	Grocery Store Funding Preference	Transit Service Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
One Family Applications that qualifies for the Geographic Area of Opportunity/ HUD-designated SADDAs Goal																				
2021-165C*	Residences at SoMi Parc	Alberto Milo, Jr.	Residences at SoMi Parc Developer, LLC	F	171	2,882,000	1	Y	N/A	25	Y	Y	A	20.5	1	Y	Y	Y	Y	1
One Elderly (ALF or Non-ALF) Application																				
2021-143C	Merrick Place	Matthew A. Rieger	HTG Merrick Developer, LLC	E, Non-ALF	120	2,839,920	1	N	1	25	Y	Y	A	21	1	Y	Y	Y	Y	3
One Urban Center Development																				
2021-163C	Southpointe Vista	Christopher L Shear	MHP FL I Developer, LLC; Magellan Housing LLC	F	124	2,882,000	1	Y	1	25	Y	Y	A	20	1	Y	Y	Y	Y	2

On January 22, 2021, 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 2020-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD designated SADDAs Funding Goal?	If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Number of Proximity Points awarded	Proximity Level	Grocery Store Funding Preference	Transit Service Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2021-138C	Parkview	William T Fabbri	The Richman Group of Florida, Inc.	F	99	2,350,000	1	Y	N/A	25	Y	Y	A	21	1	Y	Y	Y	Y	24
2021-139C	Waters Edge	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	120	2,625,000	1	N	1	25	Y	Y	A	21	1	Y	Y	Y	Y	30
2021-140C	Ambar Club	Elena M. Adames	Ambar3, LLC	F	105	2,600,000	1	N	1	25	Y	Y	B	19	2	Y	Y	Y	Y	32
2021-141C	Ambar Club Residences	Elena M. Adames	Ambar3, LLC	E, Non-ALF	105	2,600,000	1	N	1	25	Y	Y	B	19	2	Y	Y	Y	Y	18
2021-142C	Parc Tower	Matthew A. Rieger	HTG Parc Tower Developer, LLC	E, Non-ALF	120	2,839,900	1	N	1	25	Y	Y	A	20.5	1	Y	Y	Y	Y	12
2021-143C	Merrick Place	Matthew A. Rieger	HTG Merrick Developer, LLC	E, Non-ALF	120	2,839,920	1	N	1	25	Y	Y	A	21	1	Y	Y	Y	Y	3
2021-144C	Capri Place	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	110	2,225,000	1	N	2	25	Y	Y	A	21	1	Y	Y	Y	Y	13
2021-145C	Osprey Landing	Daniel F. Acosta	ACRUVA Community Developers, LLC; ADC Communities II, LLC	F	110	2,882,000	1	Y	N/A	25	Y	Y	B	22	1	Y	Y	Y	Y	49
2021-146C	Sierra Bay	Mara S. Mades	Cornerstone Group Partners, LLC	F	120	2,500,000	1	Y	1	25	Y	Y	A	20	1	Y	Y	Y	Y	33
2021-147C	Liberty Renaissance	Lewis V Swezy	RS Development Corp.; Lewis V. Swezy	E, Non-ALF	98	1,830,000	1	N	N/A	25	Y	Y	A	20	1	Y	Y	Y	Y	27
2021-148C	Sierra Meadows	Francisco A Rojo	Landmark Development Corp.	E, Non-ALF	116	2,774,000	1	N	1	25	Y	Y	A	18.5	2	Y	Y	Y	Y	39
2021-149C	Whaler's Cove	Francisco A Rojo	Landmark Development Corp.	E, Non-ALF	90	2,153,000	1	N	2	25	Y	Y	A	19.5	2	Y	Y	Y	Y	8
2021-150C	Windmill Farms	Francisco A Rojo	Landmark Development Corp.	E, Non-ALF	110	2,630,000	1	N	2	25	Y	Y	A	18.5	2	Y	Y	Y	Y	37
2021-151C	Ambar Centro	Elena M. Adames	Ambar3, LLC	E, Non-ALF	105	2,600,000	1	N	N/A	25	Y	Y	B	21	1	Y	Y	Y	Y	16
2021-152C	Fisherman Cove	Willie Logan	Opa-locka Community Development Corporation, Inc.	E, Non-ALF	90	2,030,000	1	N	N/A	25	Y	Y	A	21	1	Y	Y	Y	Y	29
2021-153C	Vista at Aventura	Matthew A. Rieger	HTG Vista Developer, LLC	F	120	2,839,880	1	Y	1	25	Y	Y	A	20.5	1	Y	Y	Y	Y	22

RFA 2020-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD designated SADDAs Funding Goal?	If the Applicant stated that it qualified as an Urban Center Application, was it a Tier 1 or Tier 2?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Number of Proximity Points awarded	Proximity Level	Grocery Store Funding Preference	Transit Service Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
2021-155C	Healthcare Senior Housing	Steven Kirk	Rural Neighborhoods, Incorporated; Advanced Housing Corp.; JCG Real Estate Ventures, LLC	E, Non-ALF	112	2,750,000	1	N	1	25	Y	Y	B	21.5	1	Y	Y	Y	Y	15
2021-156C	Arthur Mays Senior Villas	Lewis V Swezy	RS Development Corp.; Lewis V. Swezy	E, Non-ALF	128	2,600,000	1	N	1	25	Y	Y	A	21.5	1	Y	Y	Y	Y	4
2021-157C	Cordova Estates	Lewis V Swezy	RS Development Corp; Lewis V. Swezy	F	190	2,882,000	1	Y	N/A	25	Y	Y	A	18.5	2	Y	Y	Y	Y	38
2021-158C	Residences at Dixie Park	Robert G Hoskins	NuRock Development Partners, Inc.	F	81	1,922,000	1	N	1	25	Y	Y	A	19	2	Y	Y	Y	Y	40
2021-159C	Heritage at Park View	Robert G Hoskins	NuRock Development Partners, Inc.	E, Non-ALF	103	2,032,000	1	N	2	25	Y	Y	A	19	2	Y	Y	Y	Y	26
2021-160C	Stirrup Plaza Phase Three	Alberto Milo, Jr.	Stirrup Plaza Phase Three Developer, LLC	F	75	1,700,000	1	Y	N/A	25	Y	Y	A	19.5	2	Y	Y	Y	Y	5
2021-161C	Cutler Heights	Christopher L Shear	MHP MD Senior Developer II, LLC; CORE MD Senior Developer II LLC	E, Non-ALF	94	2,065,000	1	N	N/A	25	Y	Y	B	21.5	1	Y	Y	Y	Y	6
2021-162C	Southpointe Senior	Christopher L Shear	MHP MD Senior Developer, LLC; CORE MD Senior Developer LLC	E, Non-ALF	124	2,882,000	1	N	1	25	Y	Y	A	20	1	Y	Y	Y	Y	25
2021-163C	Southpointe Vista	Christopher L Shear	MHP FL I Developer, LLC; Magellan Housing LLC	F	124	2,882,000	1	Y	1	25	Y	Y	A	20	1	Y	Y	Y	Y	2
2021-164C	Liberty Square Phase Five	Alberto Milo, Jr.	Liberty Square Phase Five Developer, LLC	E, Non-ALF	112	2,580,000	1	N	N/A	20	Y	Y	A	18.5	2	Y	Y	Y	Y	14
2021-165C*	Residences at SoMi Parc	Alberto Milo, Jr.	Residences at SoMi Parc Developer, LLC	F	171	2,882,000	1	Y	N/A	25	Y	Y	A	20.5	1	Y	Y	Y	Y	1

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2021-166C	Laurel Club	Oscar Sol	Laurel Club Dev, LLC; JCG Real Estate Ventures, LLC	E, Non-ALF	112	2,650,000	1	N	1	25	Y	Y	A	21.5	1	Y	Y	Y	Y	23
2021-167C	Melrose Terrace	Melanie Ribeiro	EHDOC Development Services, LLC; Melrose Terrace Developer, LLC	E, Non-ALF	90	2,250,000	1	N	N/A	25	Y	Y	B	18.5	2	Y	Y	Y	Y	28
2021-168C	Hibiscus Grove	Melanie Ribeiro	EHDOC Development Services, LLC; Hibiscus Grove Developer, LLC	E, Non-ALF	132	2,880,000	1	N	1	25	Y	Y	A	20.5	1	Y	Y	Y	Y	11
2021-169C	Elizabeth Park	Melanie Ribeiro	EHDOC Development Services, LLC; Elizabeth Park Developer, LLC	E, Non-ALF	115	2,650,000	1	N	2	25	Y	Y	A	19.5	2	Y	Y	Y	Y	10
2021-170C	Cutler Manor II	Aaron Gornstein	Preservation of Affordable Housing, LLC	F	113	2,000,000	1	N	1	25	Y	Y	A	19	2	Y	Y	Y	Y	46
2021-171C	Cannery Row at Redlands Crossing Phase II	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	E, Non-ALF	122	2,880,000	1	N	1	25	Y	Y	A	21.5	1	Y	Y	Y	Y	45
2021-172C	Catalyst at Goulds	Oscar A Sol	Catalyst at Goulds Dev, LLC	F	110	2,650,000	1	Y	1	25	Y	Y	A	19.5	2	Y	Y	Y	Y	35
2021-173C	Pinnacle at Bahia Estates	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	124	2,882,000	1	N	1	25	Y	Y	A	22	1	Y	Y	Y	Y	43
2021-174C	Pinnacle at Water's Edge	David O. Deutch	Pinnacle Communities, LLC	F	122	2,879,500	1	Y	1	25	Y	Y	A	21.5	1	Y	Y	Y	Y	41
2021-175C	Serenity Grove, LLC	Oliver L. Gross	Serenity Grove Developers, LLC	E, Non-ALF	150	2,882,000	1	N	N/A	25	Y	Y	A	14	2	Y	Y	Y	Y	31
2021-176C	Wellspring	Kareem T Brantley	Wellspring Developer, LLC	E, Non-ALF	92	2,100,000	1	N	N/A	25	Y	Y	A	16	2	Y	Y	Y	Y	42

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2021-178C	The Villages Apartments, Phase II	Oliver L Gross	Villages II Developers, LLC	F	120	2,882,000	1	N	N/A	25	Y	Y	A	16.5	2	Y	Y	Y	Y	7
2021-180C	Royal Pointe	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	F	102	2,130,000	1	Y	N/A	25	Y	Y	A	15.5	2	Y	Y	Y	Y	36
2021-182C	The Enclave at Rio	Joseph F Chapman	Royal American Properties, LLC	E, Non-ALF	100	2,689,000	1	N	N/A	25	Y	Y	B	20.5	1	Y	Y	Y	Y	9
2021-183C	Metro Grande II	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	2,240,000	1	N	N/A	25	Y	Y	A	17	2	Y	Y	Y	Y	17
2021-184C	North Bay Senior Apartments	Donald W Paxton	BCP Development 20 LLC	E, Non-ALF	88	2,175,000	1	N	N/A	25	Y	Y	B	20	1	Y	Y	Y	Y	50
2021-185C	Vista Breeze	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	F	109	2,560,000	1	Y	N/A	25	Y	Y	A	21	1	Y	Y	Y	Y	34
2021-186C	Quail Roost Transit Village III	Kenneth Naylor	Quail Roost III Development, LLC	E, Non-ALF	130	2,882,000	1	N	1	25	Y	Y	A	21	1	Y	Y	Y	Y	20
2021-187C	Quail Roost Transit Village II	Kenneth Naylor	Quail Roost II Development, LLC	F	130	2,882,000	1	N	1	25	Y	Y	A	21	1	Y	Y	Y	Y	48

Ineligible Applications

2021-154C	City Terrace	Willie Logan	Opa-locka Community Development Corporation, Inc.	F	171	2,882,000	1	N	N/A	25	Y	Y		21		Y	Y	Y	Y	19
2021-177C	Wynwood 21 Apartments	Eugene Schneur	Florida Wynwood Apartments, LLC	F	150	2,882,000	1	Y	N/A	25	Y	Y		21		Y	Y	Y	Y	44
2021-179C	Heritage at Opa-Locka	Robert G Hoskins	NuRock Development Partners, Inc.	E, Non-ALF	107	2,277,000	1	N	N/A	25	Y	Y		19.5		Y	Y	Y	Y	21
2021-181C	Aventura 25	Joseph F Chapman	Royal American Properties, LLC	F	96	2,750,000	1	Y	1	25	Y	Y		21		Y	Y	Y	Y	47

RFA 2020-203 Board Approved Scoring Results

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*Corporation Funding Per Set-Aside amount was adjusted during scoring

On January 22, 2021, 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.