

Autumn Ridge Apartments, Ltd.
3050 Biscayne Boulevard, Suite 300
Miami, Florida 33137

January 27, 2021

Via Electronic Mail: CorporationClerk@floridahousing.org;
Ana.McGlamory@floridahousing.org

Ms. Ana McGlamory
Corporation Clerk
Florida Housing Finance Corporation
227 N. Bronough St., Ste. 5000
Tallahassee, FL 32301

RECEIVED

JAN 27 2021 12:00 PM

FLORIDA HOUSING
FINANCE CORPORATION

RE: RFA 2020-205 SAIL Financing for Affordable Housing
Developments ("the RFA") - Notice of Protest

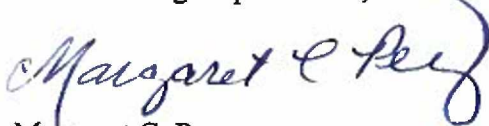
Dear Ms. McGlamory:

On behalf of Applicant Autumn Ridge Apartments, Ltd., Application No. 2021-217SN ("Autumn Ridge"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110 and 67-60.009, Florida Administrative Code and the RFA. Autumn Ridge protests Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the scoring, ranking and selection of applications in the RFA, including but not limited to those applications selected for funding as identified in the notice of intended decision. (See Board Approved Preliminary Awards attached as Exhibit "A.")

This Notice is being filed within 72 hours (not including weekends) of the posting of the notice of intended decision on the Corporation's website on Friday, January 22, 2021 at 3:19 PM. Autumn Ridge reserves the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Autumn Ridge's ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Sincerely,

Autumn Ridge Apartments, Ltd.



Margaret C. Perez
President of Pine Ridge Holistic Living Center, Inc.
General Partner

Attachment

cc. Hugh Brown, General Counsel (w/attachment)
Francisco Rojo (w/attachment)

Exhibit A

RFA 2020-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,575,936.00
Family Demographic Funding Balance Available	653,341.00
Elderly Demographic Funding Balance Available	922,595.00
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	1,575,936.00

NHTF Funding will be 100% allocated in accordance with Exhibit H

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
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Two Elderly Large County New Construction Applications

2021-216SN	Quiet Meadows	Palm Beach	L	Joseph Glucksman	Quiet Meadows, LLC; McCurdy Senior Housing Corporation - Managing Member; Palm Beach County Housing Authority - Member	NC	E, Non-ALF	3,000,000	600,000	3,600,000	Y	N	132	25	Y	1	Y	Y	Y	Y	Y	72
2021-252SN	Fulham Terrace	Hillsborough	L	Terry S. Cummins	Fulham Terrace Developer, LLC	NC	E, Non-ALF	4,000,000	600,000	4,600,000	Y	N	116	25	Y	3	Y	Y	Y	Y	Y	18

Three Family Large County New Construction Applications

2021-221S	Cutler Manor II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing, LLC	NC	F	3,000,000	600,000	3,600,000	N	N	113	25	Y	1	Y	Y	Y	Y	Y	6
2021-199BSN	University Station	Broward	L	Matthew A. Rieger	University Station I Developer, LLC	NC	F	6,309,360	600,000	6,909,360	N	Y	216	25	Y	1	Y	Y	Y	Y	Y	81
2021-244BS	Princeton Crossings	Miami-Dade	L	Lewis V Swezy	RS Development Corp.; Lewis V. Swezy	NC	F	4,020,000	600,000	4,620,000	N	Y	150	25	Y	2	Y	Y	Y	Y	Y	38

One Elderly Medium County New Construction Application

2021-246BS	Cadenza at Hacienda Lakes	Collier	M	Christopher L Shear	MHP FL VII Developer, LLC; CORE FL Developer VII LLC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	Y	N	160	25	Y	3	Y	Y	Y	Y	Y	8
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Two Family Medium County New Construction Applications

2021-258S	Nathan Ridge	Clay	M	James R. Hoover	TVC Development, Inc.	NC	F	5,675,000		5,675,000	N	Y	192	25	Y	5	Y	Y	Y	Y	Y	28
2021-222BS	St. Peter Claver Place Phase I	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	4,075,000	600,000	4,675,000	N	N	136	25	Y	2	Y	Y	Y	Y	Y	51

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
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Small County Application(s)

2021-209BS*	Sweetwater Apartments Phase II	Columbia	S	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC; The Greater Lake City Community Development Corporation, Inc.	NC	F	5,053,949	408,800	5,462,749	N	N	84	25	Y	5	Y	Y	Y	Y	Y	21
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Medium County Application(s)

2021-251BS	The Willows	Saint Lucie	M	Clifton E. Phillips	Roundstone Development, LLC	NC	E, Non-ALF	6,000,000	600,000	6,600,000	Y	N	136	25	Y	4	Y	Y	Y	Y	Y	16
2021-206BS	Rosewood Pointe	Osceola	M	Scott Zimmerman	BDG Rosewood Pointe Developer, LLC	NC	F	6,000,000	600,000	6,600,000	N	N	192	25	Y	3	Y	Y	Y	Y	Y	15
2021-255SN	Somerset Landings	Seminole	M	Jonathan L. Wolf	Somerset Landings Developer, LLC; SHA Development, LLC	Redev	F	2,800,000	600,000	3,400,000	N	N	84	25	Y	3	Y	Y	Y	Y	Y	85

Large County Application(s)

2021-245BS	Stadium Towers	Miami-Dade	L	Lewis V Swezy	RS Development Corp.; Lewis V. Swezy	NC	F	4,321,000	600,000	4,921,000	N	Y	149	25	Y	3	Y	Y	Y	Y	Y	67
2021-203BSN	Fern Grove Apartments	Orange	L	Scott Zimmerman	BDG Fern Grove Developer, LLC	NC	E, Non-ALF	5,400,000	600,000	6,000,000	Y	N	138	25	Y	3	Y	Y	Y	Y	Y	26
2021-212BSN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	F	2,320,000	600,000	2,920,000	N	N	80	25	Y	1	Y	Y	Y	Y	Y	48
2021-269SN	Southwick Commons	Orange	L	Jonathan L. Wolf	Southwick Commons Property Developer, LLC	NC	F	7,000,000	600,000	7,600,000	N	N	195	25	Y	3	Y	Y	Y	Y	Y	32
2021-225S	Island Cove Apartments	Palm Beach	L	Darren J. Smith	SHAG Island Cove, LLC; Delray Housing Group, Inc.	NC	F	3,000,000	600,000	3,600,000	N	N	54	25	Y	4	Y	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.