



J. Timothy Schulte, Esquire  
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December 15, 2021

Via Electronic Mail: [CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)  
Corporation Clerk  
Florida Housing Finance Corporation  
227 N. Bronough St., Ste. 5000  
Tallahassee, FL 32301

RECEIVED

DEC 15 2021 8:29 AM

FLORIDA HOUSING  
FINANCE CORPORATION

Re: RFA 2021-202 Housing Credit Financing for Affordable Housing  
Developments in Medium and Small Counties ("the RFA")  
Notice of Protest

Dear Corporation Clerk:

On behalf of Applicants Madison Trace, LLC, Application No. 2022-116C ("Madison") and Developers American Residential Communities, LLC, and New South Residential, LLC (collectively "ARC") 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. Madison and ARC protest 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, December 10, 2021 at 9:48 a.m. Madison and ARC reserve 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 Madison and ARC's ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Please acknowledge receipt of this filing by stamping the date and time on the enclosed copy of this letter.

Very truly yours,

J. Timothy Schulte

JTS/jle  
Encl.

cc: Madison Trace, LLC (via email)  
American Residential Communities, LLC (via email)  
New South Residential, LLC (via email)  
D. Scott Baker, Esq. (via email) and Ava M. Sigman, Esq. (via email)

**RFA 2021-202 Board Approved Preliminary Awards**

Total HC Available for RFA	18,791,580.00
Total HC Allocated	18,836,000.00
Total HC Remaining	(44,420.00)

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Development serves the Family Demographic Commitment, and qualifies for the Geographic Area of Opportunity Funding/SADDA Goal	Qualifies for the Local Government Area of Opportunity	Qualifies as Previously Submitted Broward County Application	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
<b>Two Broward County Applications</b>																				
2022-124C	City Place	Broward	Francisco A Rojo	Landmark Development Corp.	F	110	2,718,000	Y	1	N	Y	Y	20	Y	Y	155,121.70	A	Y	Y	3
2022-131C	Pinnacle at La Cabaña	Broward	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	110	2,882,000	Y	1	N	Y	Y	20	Y	Y	153,449.21	A	Y	Y	8
<b>One Duval County Application</b>																				
2022-134C	Lofts at Cathedral	Duval	James. R. Hoover	TVC Development, Inc.	F	120	1,868,000	Y	1	N	Y	N	20	Y	Y	112,237.61	A	Y	Y	18
<b>One Hillsborough County Application</b>																				
2022-130C	The Addressley	Hillsborough	Shawn Wilson	Blue Sky Developer, LLC	F	128	2,375,000	Y	1	N	Y	N	20	Y	Y	141,943.36	A	Y	Y	16
<b>One Orange County Application</b>																				
2022-122C	The Beacon at Creative Village	Orange	Jay P. Brock	Atlantic Housing Partners II, LLC	F	79	2,375,000	Y	1	Y	Y	N	20	Y	Y	203,319.00	B	Y	Y	10
<b>One Palm Beach County Application</b>																				
2022-123C	Autumn Ridge	Palm Beach	Linda Odum	Landmark Development Corp.; Magnolia Affordable Development, Inc.	E, Non-ALF	106	2,375,000	Y	1	N	Y	N	20	Y	Y	153,128.50	A	Y	Y	5
<b>One Pinellas County Application</b>																				
2022-120C	Heritage Oaks	Pinellas	Brian Evjen	Norstar Development USA, L.P.; PCHA Development, LLC; Newstar Development, LLC	E, Non-ALF	80	1,868,000	Y	1	N	Y	N	20	Y	Y	156,429.78	A	Y	Y	1
<b>Family Application that meets the Geographic Areas of Opportunity / SADDA funding goal</b>																				
2022-117C	Andrew Landing	Hillsborough	James R. Hoover	TVC Development, Inc.; APDEV, LLC	F	108	2,375,000	Y	1	Y	N	N	20	Y	Y	146,359.38	A	Y	Y	7

On December 10, 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., and Rule 67-600.009, 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.

