

December 15, 2021

Sent via email

CorporationClerk@floridahousing.org
Ana.McGlamory@floridahousing.org

Ana McGlamory
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, FL 32301

RECEIVED

DEC 15 2021 8:00 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest, Request for Applications (RFA) 2021-202 Proposed
Funding Selections

Dear Corporation Clerk:

On behalf of Applicant Tallman Pines Villas, Ltd., for proposed development Tallman Pines - Phase I (Application No. 2022-133C), we hereby give notice of the intent to protest the Preliminary Awards and the scoring and ranking of applications for RFA 2021-202 posted by Florida Housing Finance Corporation ("Florida Housing") on Friday, December 10, 2021, at 9:48 a.m. concerning *Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties*. (See Attached)

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,

J. Stephen Menton

J. Stephen Menton

JSM/er

cc: Hugh Brown, General Counsel

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
--------------------	---------------------	--------	---	------------	------	-------------	-------------------	-----------------------	----------------	---	--	--	--------------	--	---	----------------------------------	---------------------------	------------------------------	---------------------------------	----------------

Two Broward County Applications

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

One Duval County Application

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
-----------	--------------------	-------	------------------	-----------------------	---	-----	-----------	---	---	---	---	---	----	---	---	------------	---	---	---	----

One Hillsborough County Application

2022-130C	The Adderley	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
-----------	--------------	--------------	--------------	-------------------------	---	-----	-----------	---	---	---	---	---	----	---	---	------------	---	---	---	----

One Orange County Application

2022-122C	The Beacon at Creative Village	Orange	Jay P. Brock	Atlantic Housing Partners II, L.L.C.	F	79	2,375,000	Y	1	Y	Y	N	20	Y	Y	203,319.00	B	Y	Y	10
-----------	--------------------------------	--------	--------------	--------------------------------------	---	----	-----------	---	---	---	---	---	----	---	---	------------	---	---	---	----

One Palm Beach County Application

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
-----------	--------------	------------	------------	---	------------	-----	-----------	---	---	---	---	---	----	---	---	------------	---	---	---	---

One Pinellas County Application

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
-----------	---------------	----------	-------------	--	------------	----	-----------	---	---	---	---	---	----	---	---	------------	---	---	---	---

Family Application that meets the Geographic Areas of Opportunity / SADDA funding goal

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., 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 2021-202 Board Approved Scoring Results

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
--------------------	---------------------	--------	---	------------	------	-------------	-------------------	-----------------------	----------------	---	--	--	--------------	--	---	----------------------------------	---------------------------	------------------------------	---------------------------------	----------------

Eligible Applications

2022-116C	Madison Trace	Orange	Patrick E. Law	American Residential Communities, LLC; New	F	96	2,000,000	Y	1	Y	N	N	20	Y	Y	150,075.00	A	Y	Y	21
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
2022-118C	Captiva Cove III	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	F	106	2,765,000	Y	1	N	Y	N	20	Y	Y	158,472.39	B	Y	Y	4
2022-119C	Tori Meadows	Duval	James R. Hoover	TVC Development, Inc.	E, Non-ALF	110	1,868,000	Y	1	N	N	N	20	Y	Y	129,910.91	A	Y	Y	20
2022-120C	Heritage Oaks	Pinellas	Brian Evjen	Norstar Development USA, L.P.; PCHA Development,	E, Non-ALF	80	1,868,000	Y	1	N	Y	N	20	Y	Y	156,429.78	A	Y	Y	1
2022-121C	Sunshine Lofts on 78th	Pinellas	Brian Evjen	Norstar Development USA, L.P.; PCHA Development,	E, Non-ALF	78	1,868,000	Y	1	N	Y	N	20	Y	Y	148,233.34	A	Y	Y	15
2022-122C	The Beacon at Creative Village	Orange	Jay P. Brock	Atlantic Housing Partners II, L.L.C.	F	79	2,375,000	Y	1	Y	Y	N	20	Y	Y	203,319.00	B	Y	Y	10
2022-123C	Autumn Ridge	Palm Beach	Linda Odum	Landmark Development Corp.; Magnolia Affordable	E, Non-ALF	106	2,375,000	Y	1	N	Y	N	20	Y	Y	153,128.50	A	Y	Y	5
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
2022-125C	Bear Creek Commons	Pinellas	Shawn Wilson	Blue Sky Developer, LLC	E, Non-ALF	85	1,868,000	Y	1	N	Y	N	20	Y	Y	146,264.40	A	Y	Y	6
2022-126C	Burlington Post II	Pinellas	Oscar A Sol	Burlington Post 2 Dev, LLC	F	76	1,750,000	Y	1	Y	N	N	20	Y	Y	153,251.64	A	Y	Y	12
2022-127C	The Pantry Lofts	Broward	Oscar A Sol	The Pantry Lofts GM Dev, LLC; The Pantry Lofts NP	E, Non-ALF	100	2,711,500	Y	1	N	Y	N	20	Y	Y	153,203.22	A	Y	Y	14
2022-129C	Pinnacle 441, Phase 2	Broward	David O. Deutch	Pinnacle Communities, LLC	F	100	2,800,000	Y	1	N	Y	N	20	Y	Y	158,203.58	A	Y	Y	19
2022-130C	The Adderley	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
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
2022-132C	Seminole Square Apartments	Pinellas	Brett Green	Seminole Square Developer, LLC; Judd Roth	F	96	1,868,000	Y	1	N	Y	N	20	Y	Y	153,487.33	A	Y	Y	2
2022-133C	Tallman Pines - Phase I	Broward	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building	F	80	2,090,000	Y	1	N	Y	Y	20	Y	Y	154,018.01	A	Y	Y	17
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
2022-135C	Douglas Gardens VI	Broward	Christopher L. Shear	MHP Douglas Developer II, LLC; Douglas Gardens VI	E, Non-ALF	130	2,882,000	Y	1	N	N	N	20	Y	Y	129,841.64	A	Y	Y	9
2022-136C	River Trail Apartments	Palm Beach	Matthew A. Rieger	HTG Ridge Developer, LLC	F	94	2,375,000	Y	1	N	N	N	15	Y	Y	182,005.85	B	Y	Y	13

Ineligible Applications

2022-128C	Dunedin Apartments	Pinellas	Timothy M. Morgan	JIC Florida Development, LLC	F	71	1,707,930	N	1	Y	Y	N	15	Y	Y	173,285.13	B	Y	Y	11
-----------	--------------------	----------	-------------------	------------------------------	---	----	-----------	---	---	---	---	---	----	---	---	------------	---	---	---	----

On December 10, 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.