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10/27/2021 9:29 A.M.

FLORIDA HOUSING
FINANCE CORPORATION



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

October 27, 2021

Via Electronic Filing

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

Re: Notice of Intent to Protest, RFA 2021-203, 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. 2022-114C, Culmer Apartments II, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on October 22, 2021, concerning Request for Applications 2021-203, 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, 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 2021-203 Board Approved Preliminary Awards

Total HC Available for RFA	7,263,670.00
Total HC Allocated	8,622,700.00
Total HC Remaining	(1,359,030.00)

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA 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	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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One Family Applications that qualifies for the Geographic Area of Opportunity/HUD-designated SADDA Goal

2022-102C	Cordova Estates	Lewis V Swezy	RS Development Corp; Lewis V. Swezy	F	190	2,882,000	Y	1	Y	N/A	20	Y	Y	A	Y	Y	5
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One Elderly (ALF or Non-ALF) Application

2022-084C	Naranja Grand	Matthew A. Rieger	Naranja Grand Developer, LLC	E, Non-ALF	120	2,858,700	Y	1	N	1	20	Y	Y	A	Y	Y	1
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One Urban Center Development

2022-095C	Coco Palm Place	Melanie Ribeiro	EHDOC Development Services, LLC; Coco Palm Place Developer, LLC	E, Non-ALF	126	2,882,000	Y	1	N	1	20	Y	Y	A	Y	Y	6
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On October 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 2021-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA 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	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																	
2022-079C	Ambar Club	Elena M. Adames	Ambar3, LLC	F	105	2,300,000	Y	1	N	1	20	Y	Y	A	Y	Y	30
2022-080C	Ambar Club Residences	Elena M. Adames	Ambar3, LLC	E, Non-ALF	105	2,300,000	Y	1	N	1	20	Y	Y	A	Y	Y	23
2022-081C	Ambar Station	Elena M. Adames	Ambar3, LLC	F	126	2,670,000	Y	1	N	2	20	Y	Y	A	Y	Y	31
2022-082C	Lake Tower I	Matthew A. Rieger	HTG Lake Tower I Developer, LLC	E, Non-ALF	120	2,858,600	Y	1	N	1	20	Y	Y	A	Y	Y	37
2022-083C	Heritage at Cutler Bay	Robert G Hoskins	NuRock Development Partners, Inc.	E, Non-ALF	112	2,702,000	Y	1	N	2	20	Y	Y	B	Y	Y	2
2022-084C	Naranja Grand	Matthew A. Rieger	Naranja Grand Developer, LLC	E, Non-ALF	120	2,858,700	Y	1	N	1	20	Y	Y	A	Y	Y	1
2022-085C	Lofts on 36	Oscar A Sol	Lofts on 36 Dev, LLC	E, Non-ALF	110	2,510,000	Y	1	N	1	20	Y	Y	A	Y	Y	13
2022-086C	Catalyst at Goulds	Oscar A Sol	Catalyst at Goulds Dev, LLC	E, Non-ALF	110	2,500,000	Y	1	N	2	20	Y	Y	A	Y	Y	8
2022-087C	Vista Breeze	Kenneth Naylor	APC Vista Breeze Development, LLC; HACMB Development, LLC	F	109	2,623,400	Y	1	Y	N/A	20	Y	Y	A	Y	Y	7
2022-088C	Quail Roost Transit Village II	Kenneth Naylor	Quail Roost II Development, LLC	E, Non-ALF	124	2,877,400	Y	1	N	2	20	Y	Y	A	Y	Y	29
2022-089C	Heritage at Park View	Robert G Hoskins	NuRock Development Partners, Inc.	E, Non-ALF	103	2,292,000	Y	1	N	2	20	Y	Y	A	Y	Y	14
2022-090C	Villa Esperanza II	Mara S. Mades	Cornerstone Group Partners, LLC	F	112	2,570,000	Y	1	Y	N/A	20	Y	Y	A	Y	Y	11
2022-091C	Royal Pointe	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	F	102	2,130,000	Y	1	Y	N/A	20	Y	Y	A	Y	Y	22
2022-092C	53rd Street Apartments	Eugene Schneur	OMHyp 53rd Street Apartments, LLC	F	102	2,250,000	Y	1	Y	N/A	20	Y	Y	A	Y	Y	20
2022-093C	The Enclave at Rio	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	100	2,400,000	Y	1	N	N/A	20	Y	Y	A	Y	Y	19
2022-094C	Metro Grande II	Mara S Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	2,255,000	Y	1	N	N/A	20	Y	Y	A	Y	Y	26
2022-095C	Coco Palm Place	Melanie Ribeiro	EHDOC Development Services, LLC; Coco Palm Place Developer, LLC	E, Non-ALF	126	2,882,000	Y	1	N	1	20	Y	Y	A	Y	Y	6

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Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA 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	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2022-096C	Melrose Terrace	Melanie Ribeiro	EHDOC Development Services, LLC; Melrose Terrace Developer, LLC	E, Non-ALF	90	2,175,000	Y	1	N	N/A	20	Y	Y	B	Y	Y	12
2022-097C	Princeton Palms	Melanie Ribeiro	EHDOC Development Services, LLC; Princeton Palms Developer, LLC	E, Non-ALF	126	2,882,000	Y	1	N	1	20	Y	Y	A	Y	Y	24
2022-098C	Lucy Landing	Lewis V Swezy	RS Development Corp; Lewis V. Swezy	E, Non-ALF	110	2,370,000	Y	1	N	N/A	20	Y	Y	A	Y	Y	27
2022-099C	Oasis at Aventura	Matthew A. Rieger	HTG Oasis Developer, LLC	F	95	2,266,000	Y	1	Y	1	20	Y	Y	A	Y	Y	18
2022-100C	Notre Communauté	Stephanie Berman	Carrfour Supportive Housing, Inc.	E, Non-ALF	100	2,529,544	Y	1	N	N/A	20	Y	Y	B	Y	Y	21
2022-101C	Park 27	Oscar A Sol	Park 27 Dev, LLC	E, Non-ALF	90	2,117,500	Y	1	N	2	20	Y	Y	A	Y	Y	17
2022-102C	Cordova Estates	Lewis V Swezy	RS Development Corp; Lewis V. Swezy	F	190	2,882,000	Y	1	Y	N/A	20	Y	Y	A	Y	Y	5
2022-103C	Parkview	William T. Fabbri	The Richman Group of Florida, Inc	F	99	2,450,000	Y	1	Y	N/A	20	Y	Y	B	Y	Y	9
2022-104C	Opa Lakes	William T. Fabbri	The Richman Group of Florida, Inc	E, Non-ALF	140	2,882,000	Y	1	N	N/A	20	Y	Y	A	Y	Y	4
2022-105C	Hialeah Station	William T. Fabbri	The Richman Group of Florida, Inc	E, Non-ALF	125	2,882,000	Y	1	N	N/A	20	Y	Y	A	Y	Y	28
2022-106C	Mallorca Isles	Lewis V Swezy	RS Development Corp; Lewis V. Swezy	E, Non-ALF	132	2,882,000	Y	1	N	1	20	Y	Y	A	Y	Y	36
2022-107C	Garden House I	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	F	130	2,882,000	Y	1	Y	N/A	20	Y	Y	A	Y	Y	34
2022-108C	Village at Gables	Donald W Paxton	BCP Development 21 LLC	E, Non-ALF	86	2,070,000	Y	1	N	N/A	20	Y	Y	B	N	Y	15
2022-109C	Caribbean Isles	David O. Deutch	Pinnacle Communities, LLC; South Miami Heights Community Development Corporation	E, Non-ALF	110	2,640,000	Y	1	N	1	20	Y	Y	A	Y	Y	33
2022-110C	Southpointe Senior	Christopher L. Shear	MHP FL IX Developer, LLC	E, Non-ALF	124	2,882,000	Y	1	N	2	20	Y	Y	A	Y	Y	25
2022-111C	Pinnacle at Tropical Crossings	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	120	2,882,000	Y	1	N	1	20	Y	Y	A	Y	Y	35

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2022-112C	Edison Towers II	Carol A. Gardner	TEDC Affordable Communities Inc.	E, Non-ALF	96	2,300,000	Y	1	N	N/A	20	Y	Y	A	Y	Y	16
2022-113C	Cannery Row at Redlands Crossing Phase II	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	E, Non-ALF	112	2,720,000	Y	1	N	1	20	Y	Y	B	Y	Y	10
2022-114C	Culmer Apartments II	Kenneth Naylor	APC Culmer Development II, LLC	E, Non-ALF	124	2,877,500	Y	1	N	N/A	20	Y	Y	A	Y	Y	3

Ineligible Applications

2022-115C	Freedom Pointe	Kimberly King	VOANS Minnesota Nonprofit Corporation	E, Non-ALF	75	2,882,000	N	1	N	N/A	15	Y	Y	B	Y	Y	32
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On October 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.