

Maureen McCarthy Daughton, LLC

MMD LAW

Maureen McCarthy Daughton, LLC
1400 Village Square Blvd., Ste 3-231
Tallahassee, Florida 32312

T: (850) 345-8251
Mdaughton@mmd-lawfirm.com

RECEIVED

Via Email
March 9, 2022

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Ms. Ana McGlamory (Ana.McGlamory@Floridahousing.org)
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, Florida 32301

FLORIDA HOUSING
FINANCE CORPORATION

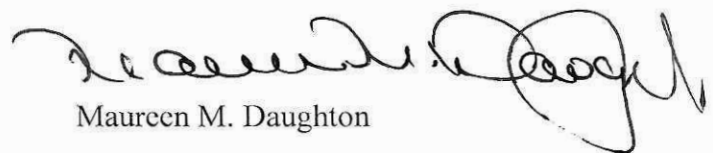
**RE: Notice of Intent to Protest, Request for Applications (RFA) 2021-206 Proposed
Funding Selections**

Dear Corporation Clerk:

On behalf of Applicant, Pine Lake Residences, LLC., Application No. 2022-245II, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2021-206 posted by Florida Housing Finance Corporation on March 4, 2022 at 10:34 a.m. concerning *HOME Financing for the Construction of Small, Rural Developments*. (See Attached).

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

Respectfully Submitted,



Maureen M. Daughton

Cc Hugh Brown, General Counsel

RFA 2021-206 – Board Approved Preliminary Awards

Application Number	Name of Development	County	County Site	Name of Applicant	Name of Developers	Total Units	Demo.	HOME Request Amount	Eligible for Funding?	Points	Qualified for CHDO Goal?	HOME Funding Experience Preference	Previous Affordable Housing Experience Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
2022-241H	Tranquility at Hope School Phase II	Jackson	S	East Lake Florida 3, LLC	Timshel Hill Tide Developers, LLC; EICD Development, LLC	32	F	\$ 5,500,000	Y	10	N	Y	Y	91.67%	0.00%	Y	8
2022-242H	Pollywog Creek Mews	Handry	S	Pollywog Creek Mews, LLC	Rural Neighborhoods, Incorporated; Odyssey Development Group, LLC	28	F	\$ 5,690,000	Y	10	N	Y	Y	94.83%	0.00%	Y	1
2022-244H	Sandcastle Manor	Baker	S	Sandcastles Foundation, Inc. a Florida "Not for Profit" Corporation	Sandcastles Foundation, Inc.; FBC Holdings, LLC	22	F	\$ 5,544,000	Y	10	N	Y	Y	92.40%	0.00%	Y	9
2022-247H	Cross Creek Gardens at Quincy	Gadsden	S	Cross Creek Gardens at Quincy, LLC	ACRVA Community Developers, LLC; Neighborhood Renaissance, Inc.	34	F	\$ 6,000,000	Y	10	Y	Y	Y	100.00%	0.00%	Y	7

On March 4, 2022, 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 2021-206 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Applicant	Name of Developers	Total Units	Demo.	HOME Request Amount	Eligible for Funding?	Points	Qualified for CHDO Goal?	HOME Funding Experience Preference	Previous Affordable Housing Experience Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
Eligible Applications																	
2022-241H	Tranquility at Hope School Phase II	Jackson	S	East Lake Florida 3, LLC	Timshel Hill Tide Developers, LLC; EICD Development, LLC	32	F	\$ 5,500,000	Y	10	N	Y	Y	91.67%	0.00%	Y	8
2022-242H	Poliwog Creek Views	Henry	S	Poliwog Creek Views, LLC	Rural Neighborhoods, Incorporated; Odyssey Development Group, LLC	28	F	\$ 5,690,000	Y	10	N	Y	Y	94.83%	0.00%	Y	1
2022-243H	Azalea Pointe	Putnam	S	Azalea Pointe, LLC	Rural Neighborhoods, Incorporated; Odyssey Development Group, LLC; Neighborhood Housing and Development Corporation	28	F	\$ 5,850,000	Y	10	N	Y	Y	97.50%	0.00%	Y	3
2022-244H	Sandcastle Manor	Baker	S	Sandcastles Foundation, Inc. a Florida "Not for Profit" Corporation	Sandcastles Foundation, Inc.; FBC Holdings, LLC	22	F	\$ 5,544,000	Y	10	N	Y	Y	92.40%	0.00%	Y	9
2022-245H	Pine Lake Residences	Gadsden	S	Pine Lake Residences, LLC	Pine Lake Residences Developer, LLC; 8 Years in 8th Grade, Inc.	24	F	\$ 5,375,000	Y	10	N	Y	Y	90.00%	0.00%	Y	6
2022-246H	Holy Child Bowling Green	Hardee	S	Holy Child Housing, Inc.	National Development of America, Inc.; Holy Child Developer, Inc.	22	F	\$ 5,999,000	Y	10	N	Y	Y	99.98%	0.00%	Y	5
2022-247H	Cross Creek Gardens at Quincy	Gadsden	S	Cross Creek Gardens at Quincy, LLC	ACRUA Community Developers, LLC; Neighborhood Renaissance, Inc.	34	F	\$ 6,000,000	Y	10	Y	Y	Y	100.00%	0.00%	Y	7
2022-248H	Enclave at Endeavor	Jackson	S	Enclave at Endeavor, LP	Royal American Properties, LLC	40	E, Non ALF	6,000,000.00	Y	10	N	Y	Y	100.00%	14.65%	Y	4
Ineligible Application																	
2022-240H	Parc Pointe	Okeechobee	S	Parc Pointe, LLC	Rural Neighborhoods, Incorporated; Odyssey Development Group, LLC	24	F	\$ 5,130,000	N	10	N	Y	Y	93.89%	0.00%	Y	2

On March 4, 2022, 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.